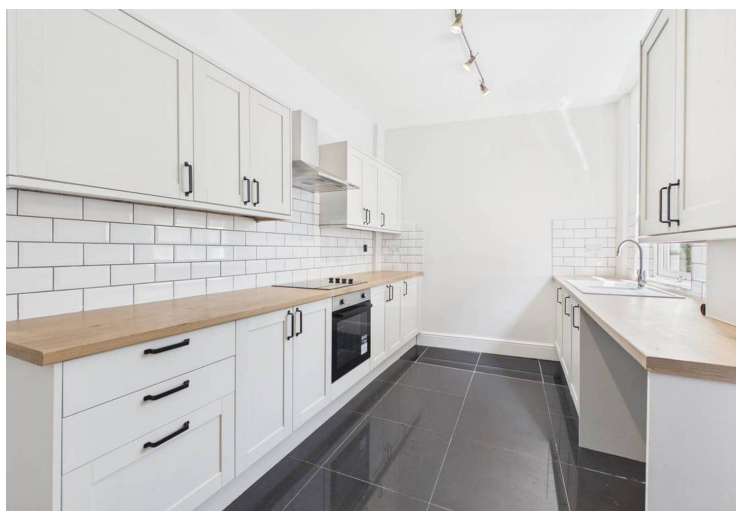




Knutsford Road, Grappenhall Warrington

No Onward Chain • Desirable Location • Three Bedrooms • Modernised Throughout • Two Reception Rooms • Rear Yard • Feature Fireplace • Built-In Wardrobes • Close To Motorway Links • Close To Local Amenities



Mark Antony
SALES & LETTING AGENTS

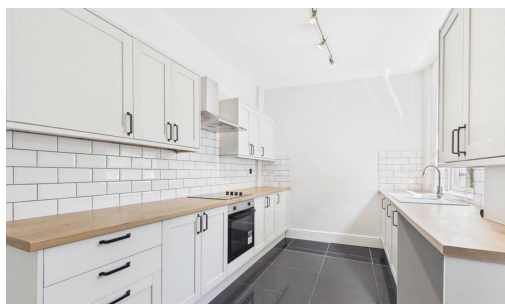
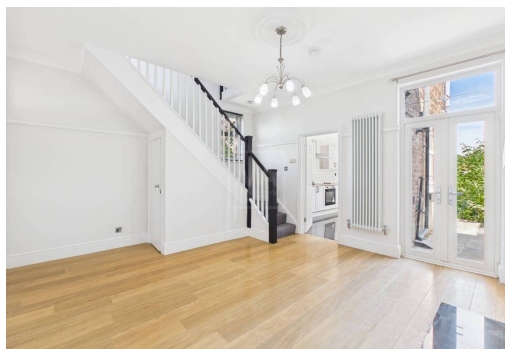


INTERIOR

This beautifully presented three-bedroom terraced home offers an excellent opportunity for those seeking a stylish and comfortable property in a highly sought-after location. Thoughtfully modernised throughout, the home seamlessly blends contemporary finishes with charming original features to create a warm and inviting atmosphere.

Upon entering, you are welcomed by two generous reception rooms, ideal for both relaxing and entertaining. The front reception room is particularly appealing, featuring an attractive bay window that floods the space with natural light, alongside a feature fireplace that adds a touch of character and charm. The new modern kitchen is well-designed, offering ample storage and workspace to suit the demands of everyday living.

Upstairs, the property boasts two spacious double bedrooms, one of which benefits from built-in wardrobes for added convenience. The third bedroom is a versatile space. The newly renovated bathroom is finished to a high standard.



GARDEN

Externally, the rear of the property provides a low-maintenance yard, ideal for outdoor entertaining during the summer months, with plenty of room for a pleasant seating area.

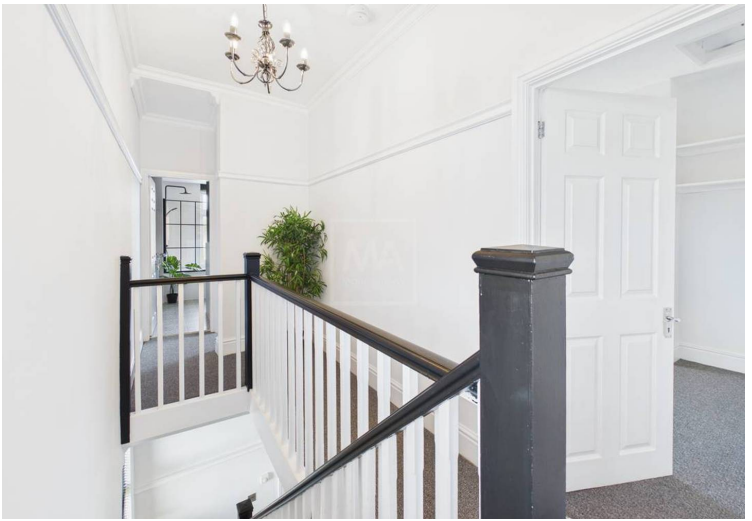
The location is highly desirable, with a range of local amenities including shops, schools, and excellent public transport links all within easy reach. For commuters, the property is well-positioned near major motorway networks, offering convenient access to surrounding areas.

LOCATION

This leafy suburb is located alongside the Bridgewater canal and just a stone's throw from the vibrant village of Stockton Heath. The area is surrounded by beautiful Cheshire countryside and scenic canals, meaning residents are spoilt for choice when it comes to walking routes. Despite its semi-rural setting, Grappenhall benefits from a great range of shops, restaurants and coffee houses. The area also boasts a great selection of schools which are consistently reviewed as outstanding, making it an ideal area for families.

GENERAL INFORMATION

- › Council Tax band: C
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: E





Tel: 01925 267070

Web: www.MarkAntonyEstates.com

Email: Office @ MarkAntonyEstates.com



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to
arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
Items may be available under
separate negotiation.



Note: These sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase, we advise you to contact us and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.



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