



St. Wilfrids Drive, Grappenhall

Three Bedrooms • Semi Detached Home • Sought-After Location • Close To Credited Schools • Rear Extension
• Driveway Parking • Bay Window Design • Close To Amenities • Great Transport Links • Perfect Family Home



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

This well-presented three-bedroom semi-detached home is offered for sale in the highly sought-after location of Grappenhall, ideal for families and professionals alike. The property opens with a bright and welcoming entrance hall, leading through to a spacious living room enhanced by a charming bay window, creating an inviting space for everyday living and family relaxation. Adjacent to the living room is the kitchen and a separate dining room. The kitchen offers a practical layout with a range of fitted units and work surfaces, providing excellent scope for a buyer to personalise and create their ideal space. The generously sized dining room offers a fantastic setting for family meals and entertaining guests. As you ascend the staircase to the first floor, you will find three bedrooms and a family bathroom. Bedrooms One and Two are generously sized, whilst Bedroom Three provides the perfect office space or nursery. Conveniently located close to excellent schools, local amenities, and transport links, this attractive home combines comfort, space, and location.



GARDEN:

To the rear of the property, you will find the garden, laid to lawn, offering a simple and versatile outdoor space for all of the family to enjoy.



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: D







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Approximate total area¹⁾
771 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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