



Grappenhall Road, Stockton Heath Warrington, Cheshire

Double Fronted Home • Six Generous Bedrooms • Perfect Family Home • Ample Storage Throughout
• Over 2000 Sq Ft • Stunning Garden • Driveway Parking • Sought After Area • Village Location • Close to Schools



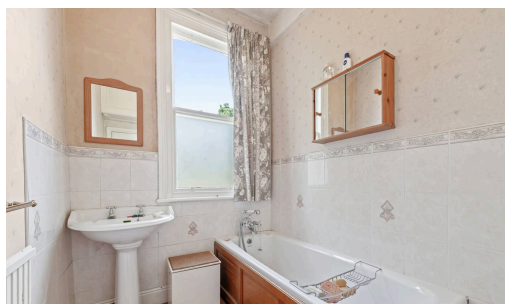
Mark Antony
SALES & LETTING AGENTS



INTERIOR

This impressive six-bedroom detached house presents a rare opportunity to acquire a substantial family home in one of the area's most sought after village locations of Stockton Heath. Double fronted and set over three floors, the property seamlessly blends traditional features offering over 2000 sq ft of versatile living space.

Upon entering, you are greeted by a welcoming hallway that leads to a series of generously proportioned reception rooms, ideal for both formal entertaining and relaxed family gatherings. The well-appointed kitchen provides ample workspace and storage, while the adjoining dining area is perfect for family meals. A highlight of the home is the cellar, offering flexible space for a home office, gym or additional storage if required. The first floor hosts four well-sized bedrooms, each thoughtfully designed to maximise space and natural light, and serviced by a family bathroom and WC. The second floor features a loft conversion, creating two further bedrooms.



Throughout the property, you will find charming period details, including feature fireplaces, high ceilings and decorative cornicing, which add character and warmth to every room.

Storage is plentiful, with built-in cupboards and clever design touches throughout the home. Practicality is further enhanced by driveway parking for multiple vehicles, a rare convenience in this village setting. The property is ideally located within close proximity to highly regarded local schools, making it particularly appealing for families seeking educational excellence. Every-day amenities, boutique shops and welcoming cafés are all within easy reach, contributing to the vibrant community atmosphere that defines the village.

This exceptional home combines space, style and location, making it an outstanding choice for discerning buyers. Whether you are looking for room to grow, a flexible layout to suit changing needs, or simply a place to call home in a thriving village, this property delivers on every level.

GARDEN

To the rear of this wonderful home is a beautifully presented and generously sized garden, offering a high level of privacy thanks to its mature surrounding shrubbery. It provides the perfect space for families to enjoy, whether hosting summer gatherings or simply relaxing in the sunshine with a coffee. The lawn is well maintained, creating a space that truly caters for everyone.

To the front of the property, there is a driveway providing off-road parking for two vehicles.

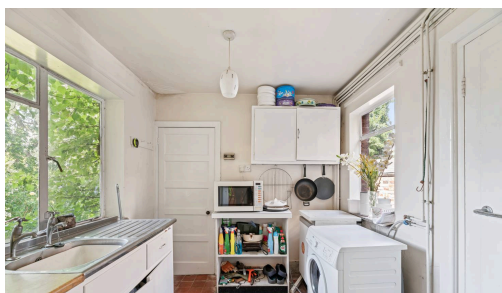
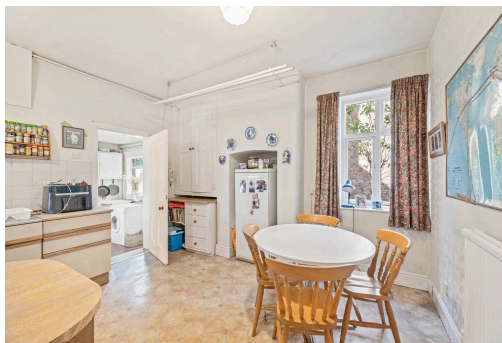
LOCATION

Nestled south of Warrington town centre, this upmarket village is surrounded by picturesque countryside. It boasts an impressive selection of independent shops and boutiques and benefits from convenient amenities including a supermarket and post office. Residents also have a vast array of restaurants and bars on the doorstep, offering anything from a casual and relaxed setting to a more cosmopolitan night out. The village is a sought-after location for families, thanks to the number of parks within easy walking distance and outstanding local schools. It is also ideal for young professionals who benefit from the excellent amenities and transport connections.



GENERAL INFORMATION

- Council Tax band: G
- Tenure: Leasehold
- EPC Energy Efficiency Rating: E

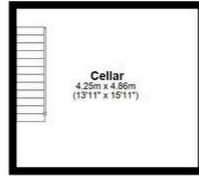






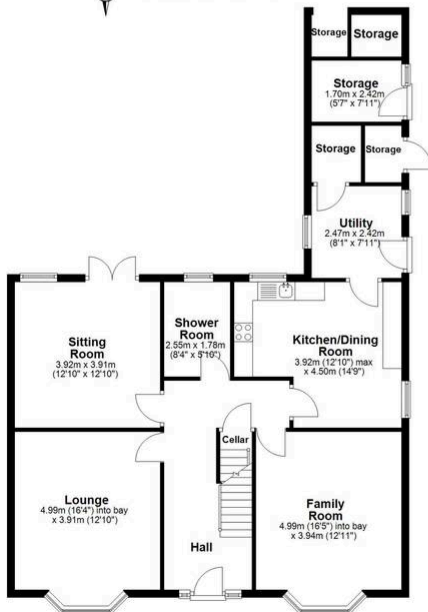
Cellar

Approx. 20.7 sq. metres (222.3 sq. feet)



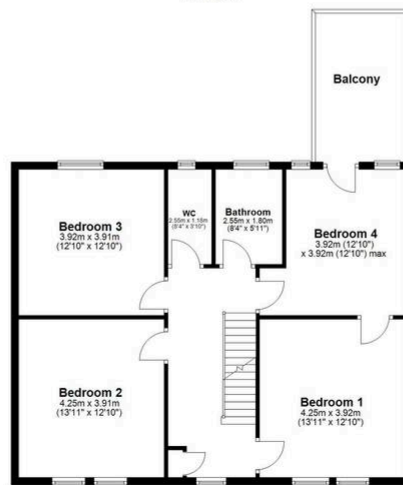
Ground Floor

Approx. 102.4 sq. metres (1101.8 sq. feet)



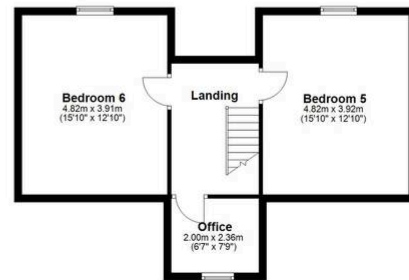
First Floor

Approx. 85.9 sq. metres (924.9 sq. feet) (excluding balcony)



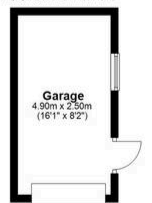
Second Floor

Approx. 51.7 sq. metres (556.7 sq. feet)



Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
The garage: approx. 12.3 sq. metres (133.3 sq. feet)



Main area: Approx. 260.7 sq. metres (2805.7 sq. feet)
(Plus garage, approx. 12.3 sq. metres (133.3 sq. feet))

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.