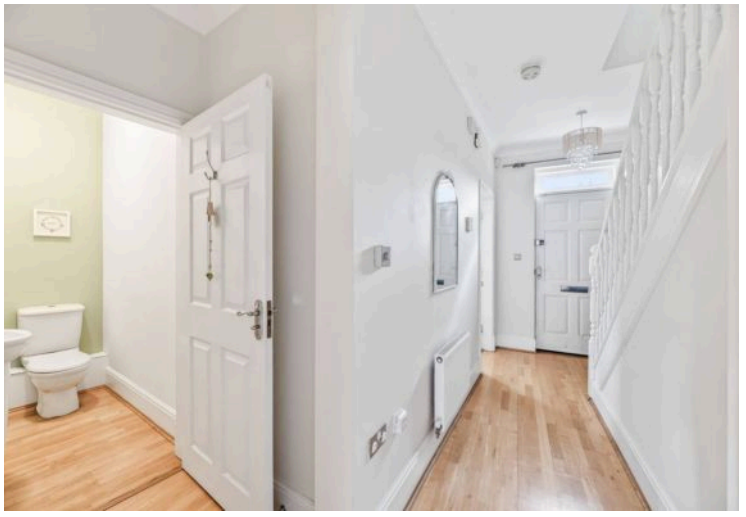

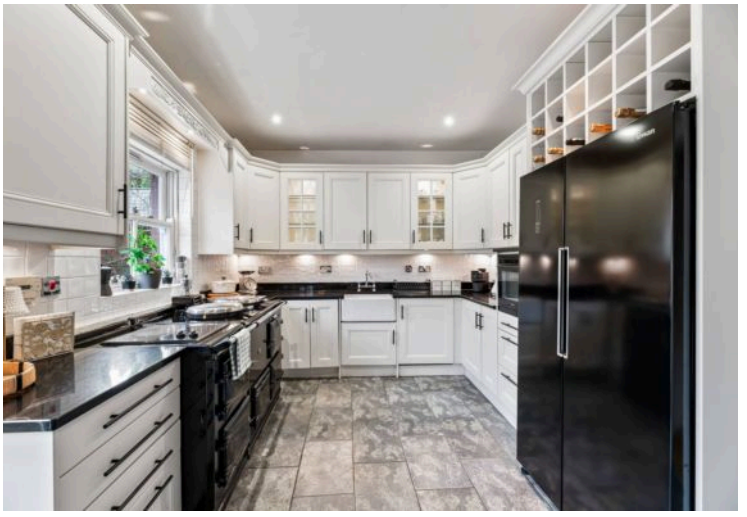

Stansfield Drive, Grappenhall

Warrington, Cheshire

Freehold Title • Desirable Location • Three Bedrooms • Spacious Living • Three Storey's • Parking Available • Modern Interior • Light And Airy • Charming Garden • Ensuites

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INTERIOR

As you step into this beautifully presented home, you're welcomed by a bright hallway that leads you effortlessly into the charming spaces beyond. The first room you encounter is the versatile family room, which can easily double as an additional bedroom to suit your household's needs. Its attractive bay window floods the space with natural light, creating a warm and inviting atmosphere.

Continuing through the ground floor, you'll find a conveniently located WC, with generous storage positioned directly opposite. Following the natural flow of the home, you arrive at the spacious kitchen and dining area. With double doors opening out to the garden, this room provides the perfect setting for preparing home-cooked meals and enjoying quality time together.

Ascending to the first floor, you're greeted by a relaxing lounge featuring a Juliet balcony—an ideal spot for unwinding.

Adjacent to this calming space is the third bedroom, also enhanced by a delightful bay window that invites plenty of natural light. Completing this level is the well-placed family bathroom, conveniently situated at the heart of the home.
The second and final floor hosts bedroom one and bedroom two, each boasting its own ensuite for added privacy and comfort. Both rooms also offer ample wardrobe space, further enhancing the appeal and practicality of this thoughtfully designed home.

GARDEN

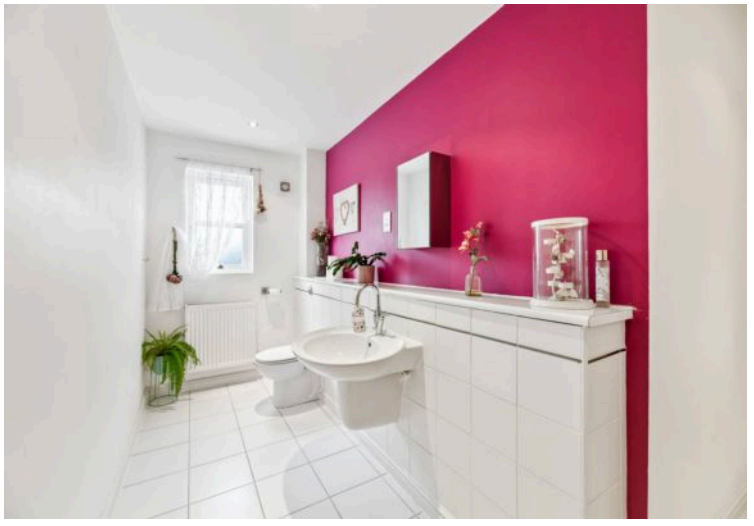
At the rear of the property lies a beautifully maintained garden, providing a tranquil setting for family gatherings or simply relaxing in the warm summer sun. The home also benefits from convenient on-site parking, offering added ease and peace of mind.

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 it's 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: E
- Tenure: Freehold
- EPC Energy Efficiency Rating: C



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Email: Office @ MarkAntonyEstates.com

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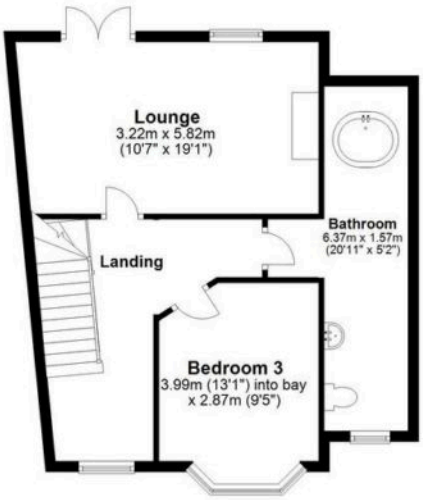
Ground Floor

Approx. 42.4 sq. metres (456.7 sq. feet)

First Floor

Approx. 52.7 sq. metres (567.3 sq. feet)



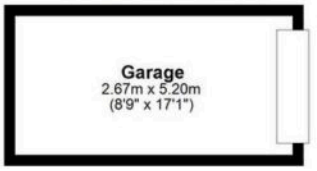
Second Floor

Approx. 48.4 sq. metres (521.1 sq. feet)

Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)

Plus garages, approx. 13.9 sq. metres (149.4 sq. feet)



Main area: Approx. 143.5 sq. metres (1545.1 sq. feet)

Plus garages, approx. 13.9 sq. metres (149.4 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.

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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