

Grappenhall Heys



Highly Sought After GRAPPENHALL HEYS Location | Purpose Built FIRST-FLOOR Apartment | VERSATILE LAYOUT to Suit | TASTEFUL Presentation & GENEROUS in Size. VILLAGE, CRICKET CLUB & WALLED GARDEN Close-by. Featuring an abundance of natural light flowing through the sash windows, the bright and airy accommodation includes an entrance hall, dual aspect lounge, separate dining / bedroom three, fitted kitchen complete with integrated appliances, principal bedroom with en-suite, further double bedroom and a four piece bathroom suite. Allocated parking.

£199,950

Tel: 01925 600 200

Location

Occupying an enviable location, this delightful property forms part of this charming development built by the award-winning builders' Miller Homes. Offering a semi-rural location the property delights in being within easy access to an abundance of nature walks and trails with both Grappenhall Village and Stockton Heath within close proximity. The fashionable village of Stockton Heath offers a selection of associated amenities including retail outlets, restaurants, bars and banks. For more comprehensive shopping the larger more commercial town of Warrington is readily accessible together with access to the M6/M56 motorway networks and subsequently to Manchester and Liverpool Airports. Further to the area is a range of local schools including the highly regarded popular Grappenhall Heys Primary School..



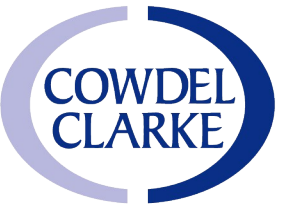
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



www.cowdelclarke.com

Grappenhall Heys Stansfield Drive



Accommodation

Forming part of this most popular development known as 'Grappenhall Heys', we bring to market a first floor well proportioned purpose built apartment affording tastefully presented accommodation including a generous hallway, dual aspect lounge with sash windows set into square bays, separate dining room, fitted kitchen with integrated appliances overlooking the front, two double bedrooms, en-suite and a main bathroom. Externally, there is allocated parking.

Grappenhall Heys is a particularly attractive suburb nestled south of Warrington. The area boasts a picturesque and historic walled garden which once formed part of an estate built in 1830. The garden is now a community hub, home to a café, family attractions and a selection of regular events. The area itself is surrounded by scenic parkland and an abundance of public footpaths, providing ideal routes for walking and cycling. Grappenhall Heys also boasts a highly regarded primary school which has again been recently assessed by 'OFSTED as OUTSTANDING'. The suburb is also close to Stockton Heath, where there's a great selection of independent shops, bars, cafés and restaurants. Residents also benefit from excellent transport connections which are within easy reach of the M6 and M56.



Ground Floor

Communal Entrance Hall

Accessed from both the front and rear via communal doors with a staircase to the upper floors, gas meter cupboard and individual post boxes.

First Floor

Communal Lobby

15'0" x 8'10" (4.58m x 2.70m)
Staircase to the second floor with a picture window overlooking the front, lockable cupboard housing the electricity meter, communal lighting and access to:

Apartment Entrance Hallway

21'9" x 4'10" (6.63m x 1.48m)
Accessed through a timber door into a generous sized reception with laminate flooring, ceiling coving, intercom system and the electric consumer unit, cloaks hooks and a central heating radiator.

Lounge

16'4" x 13'7" (4.98m x 4.16m)
A light and airy principal reception room featuring a square bay to the front housing two double glazed sash windows complemented by two further double glazed sash windows overlooking the side elevation. Inset lighting, ceiling coving, two central heating radiators and an opening to the:



En-Suite Shower Room

7'6" x 5'8" (2.29m x 1.75m)
White suite with chrome fittings including a tiled cubicle with a thermostatic shower, wash hand basin with mixer tap and a low level WC. Display shelving, inset lighting, frosted double glazed window to the side elevation, central heating radiator and an extractor fan.

Bedroom Two

11'9" x 10'0" (3.60m x 3.05m)
Two double glazed windows overlooking the rear and a central heating radiator.

Bathroom

9'11" x 7'0" (3.04m x 2.14m)
White four piece suite with chrome fittings including a panelled bath, wash hand basin with mixer tap, tiled cubicle with a thermostatic shower and rain-shower head complete with a low level WC. Part tiled walls to dado height with contrasting tile effect vinyl flooring, inset lighting, frosted double glazed sash window to the rear elevation, central heating radiator and an extractor fan.

Outside

Allocated parking, communal bin store, gas and water meters located near the communal rear door.

Tenure

Leasehold dated 27th June 2003 with a 'Term of 200 years from 1st January 2003'.

Council Tax

Band 'D' - £2,479.92 (2026/2027)

Local Authority

Warrington Borough Council.

Services

No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Postcode

WA4 3EA

Possession

Vacant Possession upon Completion.

Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.

Kitchen

10'0" x 8'8" (3.07m x 2.66m)
Fitted with a range of matching base, drawer and eye level units with concealed lighting combined with integrated appliances including a four ring gas hob with an illuminated chimney extractor above, oven and grill, fridge/freezer, dishwasher and a washer/dryer. One and a half bowl stainless steel single sink drainer unit with mixer tap set in a heat resistant roll edge work surface with tiled splashback. Tiled flooring, inset lighting, two double glazed sash windows overlooking the front, extractor fan and an opening to the:

Dining Room

8'9" x 8'8" (2.69 x 2.65)
Double glazed sash window overlooking the front, ceiling coving and a central heating radiator.

Bedroom One

12'7" max x 12'6" (3.84m max x 3.83m)
Two double glazed sash windows overlooking the rear, ceiling coving, central heating radiator and doors to both the en-suite and walk-in storage.

Walk-in Storage

5'8" x 4'7" (1.74m x 1.41m)
Fitted rack shelving, wall mounted 'Vaillant' gas boiler, inset lighting and double glazed sash window overlooking the side.

