



Shirley Drive, Grappenhall Warrington

Perfect Family Home • Three Bedrooms • Spacious Open Plan Living • Great Sized Kitchen • Light And Airy
• Modern Interiors • Beautifully Maintained Gardens • Driveway Parking • Close To Local Amenities • Sought After
Location



Mark Antony
SALES & LETTING AGENTS



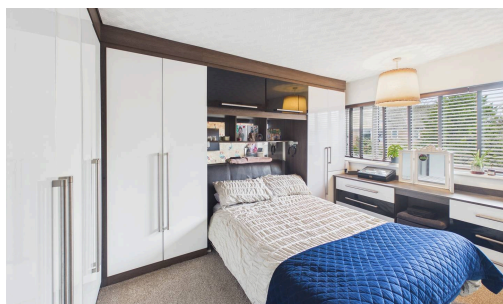
INTERIOR

Step inside this beautifully presented home, where you are welcomed by an inviting entrance hallway. Following the natural flow of the property, you are led into a cosy lounge, enhanced by a charming log burner and a stunning front-facing window that allows an abundance of natural light to fill the space. The ground floor is further enhanced by beautiful oak flooring, adding warmth and character throughout.

The kitchen/diner seamlessly blends into one open-plan area, creating an ideal setting for modern family living and entertaining. Patio doors from this space open out onto a beautifully maintained garden, seamlessly connecting indoor and outdoor living.

The contemporary kitchen is thoughtfully designed, featuring integrated appliances and ample countertop workspace. A convenient ground floor WC completes the accommodation on this level.

Upstairs, the property offers three well-proportioned bedrooms, each providing a comfortable and peaceful retreat. A stylish family bathroom serves the first floor.



GARDEN

To the rear of the property is a beautifully maintained garden, thoughtfully designed with lush greenery, a charming patio area, and a stylish outdoor bar with a sunken hot tub. This impressive space is perfect for relaxing in the sunshine or hosting memorable summer gatherings with family and friends, truly a private oasis.

To the front of the property, there is driveway parking for up to six vehicles. Additionally there is a garage that benefits from a separate utility area, ideal for housing appliances such as a washer and dryer, as well as providing additional storage.

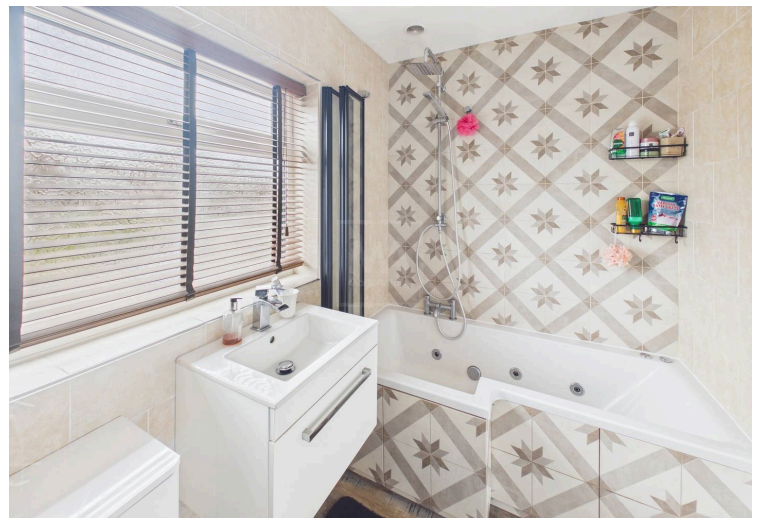
In accordance with the Estate Agents Act 1979 and our commitment to transparency, we disclose that the owner of this property is an associate to Mark Antony Estates.

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: D
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: C





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Ground Floor



Floor 1



Approximate total area^m
1083 ft²
Reduced headroom
10 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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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