



Astor Drive, Grappenhall Warrington, Cheshire

Detached • Four Bedrooms • Open Plan Kitchen Diner • Freehold Title • Excellent Location • Integrated Garage
• Close To Local Amenities • Separate Utility • Generous Garden • Modern Throughout



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SALES & LETTING AGENTS



INTERIOR

Step inside via a bright and welcoming hallway, setting the tone for the rest of this beautifully presented home. To the right, the spacious lounge is filled with natural light from a large window and features a stylish built-in media wall, offering both practicality and additional storage. To the rear lies the true heart of the home: a well-appointed kitchen, complete with a range of integrated appliances and Quooker instant boiling tap, ample storage, and generous worktop space. The adjoining dining area provides plenty of room for family living and entertaining, with French doors opening out to the garden—perfect for seamless indoor-outdoor living. The ground floor also benefits from a convenient W.C., a separate utility room, and internal access to the garage, ideal for additional storage. With modern and fresh décor throughout, the property further benefits from plantation shutters to all of the front facing room as well as integrated blinds in the rear, adding to the privacy of this home.

Upstairs, a spacious landing leads to four well-proportioned bedrooms, each thoughtfully positioned to enjoy plenty of natural light and all further benefitting from built-in wardrobes.



The bedrooms are served by a contemporary three-piece family bathroom, ideal for relaxation. The principal bedroom is generously sized and features built-in wardrobes along with a sleek en suite, adding a touch of privacy and luxury to this impressive home.

EXTERIOR

The garden has been thoughtfully designed to offer a perfect balance of relaxation and practicality. A generous paved patio extends directly from the rear of the property, providing an ideal space for outdoor dining and entertaining. Beyond, a well-maintained lawn offers plenty of room for family activities. A charming covered seating area adds a touch of luxury, perfect for enjoying the garden in all seasons, whether relaxing with guests or unwinding at the end of the day. To the front, the property benefits from a private driveway as well as a wrap around low maintenance garden bordered by mature shrubbery.



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. The village was first listed in the Domesday Book and is home to St Wilfrid's Church which features a cat carving on the tower façade. Legend has it that this was the inspiration behind Lewis Carroll's Cheshire Cat in Alice's Adventures in Wonderland. Despite its semi-rural setting, Grappenhall benefits from a great range of shops, restaurants and coffee houses.

GENERAL INFORMATION

Council Tax band: F

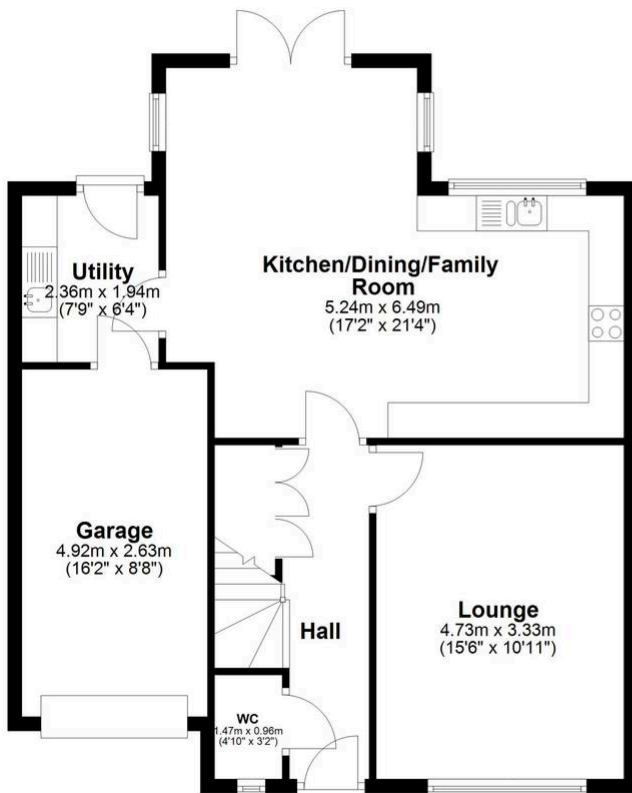
Tenure: Freehold

EPC Energy Efficiency Rating: B



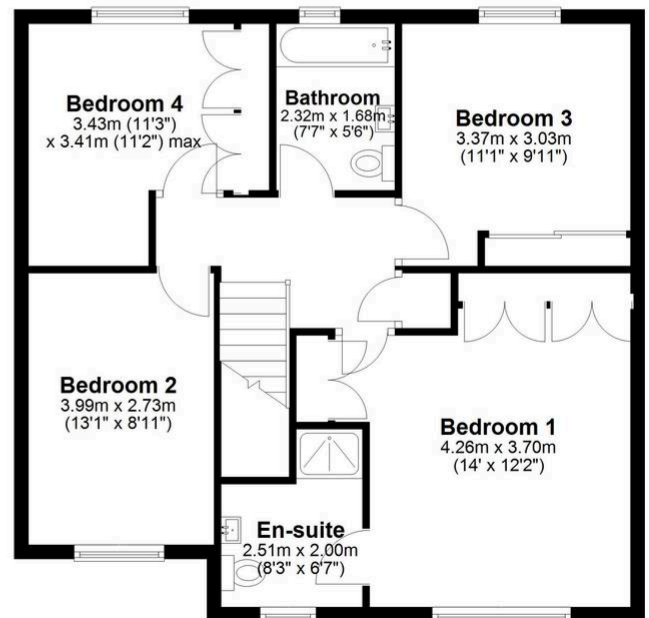
Ground Floor

Approx. 71.9 sq. metres (774.2 sq. feet)
(excluding WC)



First Floor

Approx. 67.8 sq. metres (730.1 sq. feet)



Total area: approx. 139.8 sq. metres (1504.3 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.