



Bartholomew Court Bradshaw Lane Warrington

Two Bedrooms • First Floor Apartment • No Onward Chain • Retirement Property • Freehold Title • Desirable Location • Open Plan Living • Allocated Parking • Ample Storage • Close To Local Amenities



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

Upon entering this delightful property, you're welcomed by a well-appointed hallway that seamlessly connects to each thoughtfully arranged room. Flowing naturally from the entrance, you'll discover a spacious open-plan living and kitchen area—perfect for unwinding after a busy day or preparing a comforting home-cooked meal. Adjacent to the living space are two generously sized bedrooms, with the primary bedroom offering the added benefit of extra built-in storage. Conveniently located opposite the bedrooms is the modern family bathroom, designed for ease and functionality. Additional storage solutions are thoughtfully integrated along the hallway, ensuring everything has its place and enhancing the practicality of this charming home.



PARKING

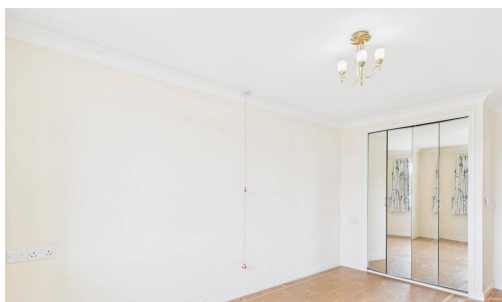
Situated behind the apartments, the car park offers designated spaces for each resident—ensuring both convenience and peace of mind.



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 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.

- › Council Tax band: D
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: C



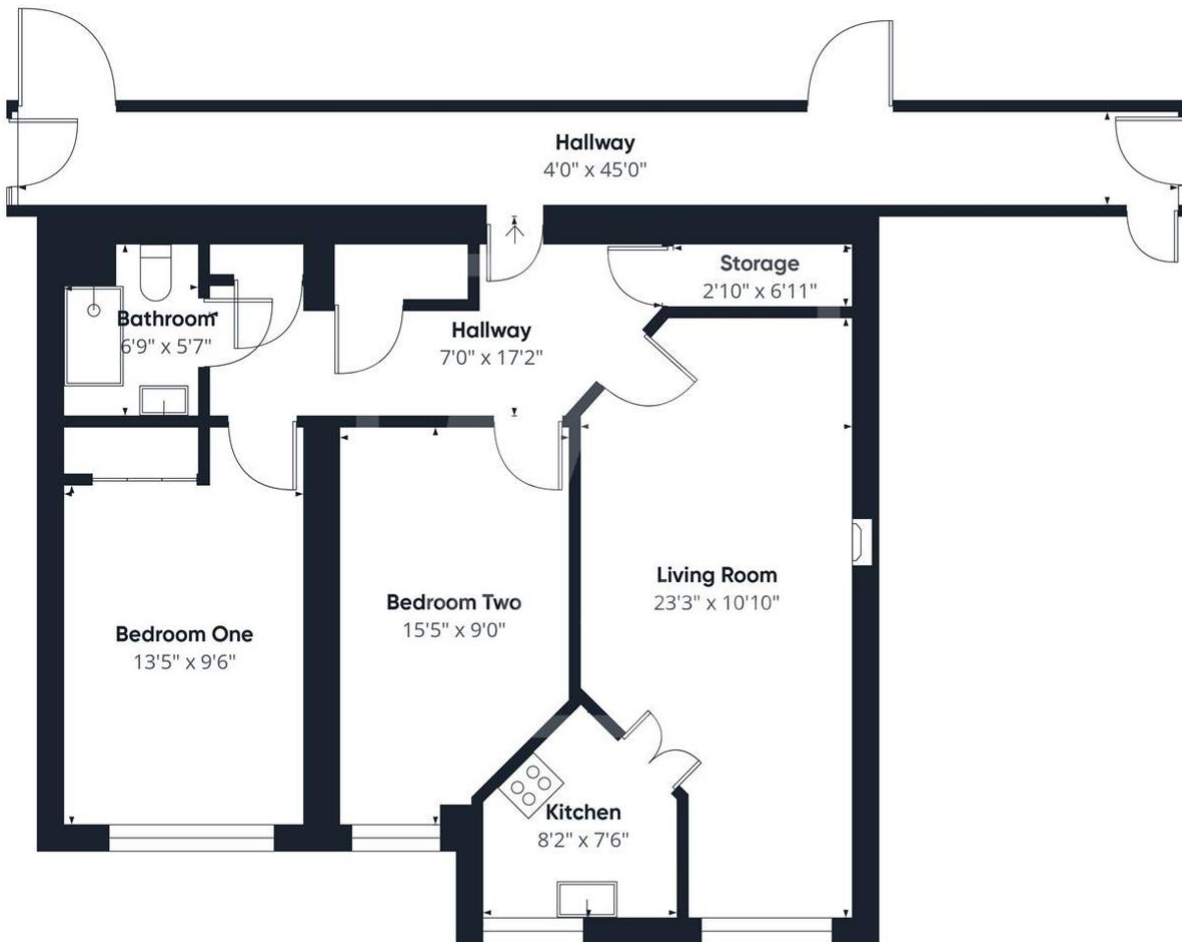




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Approximate total area⁽¹⁾
892 ft²

(1) Excluding balconies and terraces

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.



Warrington's Highest Rated Agent

