



Stansfield Drive, Grappenhall

Warrington Cheshire

Five Great Sized Bedrooms • Three Storey Town House • Three Bathrooms • Driveway Parking To The Rear • Garage • Modern Kitchen/Diner With Integrated Appliances • Low Maintenance Garden • Sought-After Location • Close To Schools • Close To Amenities



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

Set within a sought-after location, this impressive five-bedroom, three-storey town house offers spacious and versatile accommodation, perfectly suited to modern family living. Upon entering this wonderful home, the bright and inviting hallway sets the tone for what awaits. The ground floor boasts a spacious lounge situated to the rear of the home, with charming views over the rear garden. The lounge features a neutral colour palette, perfect for personalisation, with a fireplace creating a charming focal point and a warm, inviting atmosphere. The real heart of the home is the stunning kitchen-diner, beautifully designed for both everyday family life and effortless entertaining. Finished in an elegant grey and white colour palette, the stylish fitted kitchen features striking granite worktops, ample storage and generous dining space. Flooded with natural light, this impressive room creates a sophisticated yet welcoming social hub, perfect for cooking, dining and social gatherings.



A convenient downstairs WC concludes this floor. Ascending to the first floor, you will find two spacious double bedrooms offering ample room for your furniture needs, alongside a smaller bedroom currently utilised as a convenient home office. Ascending to the final floor, you will find the remaining bedrooms, alongside a modern family bathroom featuring a freestanding bath, shower, sink and WC. Bedroom One boasts a bright and airy feel, with neutral décor, built-in wardrobe storage and a luxurious en-suite. Bedroom Two also boasts a stylish en-suite shower room adding a sense of luxury to both top floor bedrooms.

GARDEN:

The rear garden features a paved area, providing an ideal space for outdoor seating and entertaining. A few steps lead up to a beautifully maintained lawn, bordered by colourful flowers and established planting, creating a pleasant and private outdoor space perfect for relaxing, enjoying the sunshine and hosting guests.



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: F
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: C



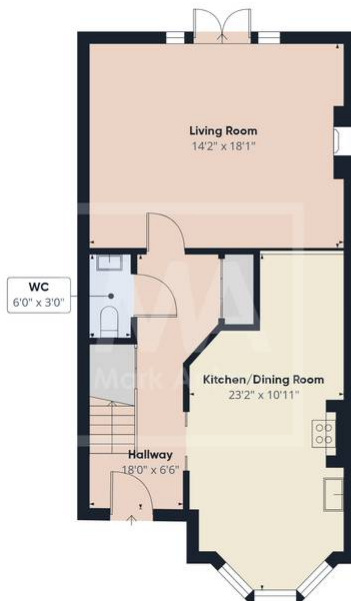




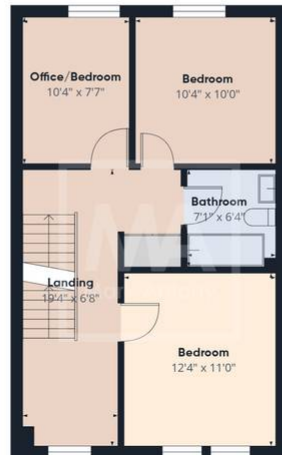
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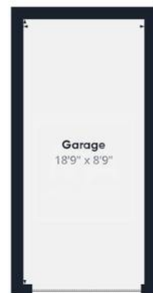
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Walk In Wardrobe
10'10" x 5'9"



Floor 2 Building 1



Approximate total area⁽¹⁾
1770 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.



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