



**GASCOIGNE
HALMAN**

30 SHARON PARK CLOSE, GRAPPENHALL

THE AREAS LEADING ESTATE AGENT



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Situated on one of Grappenhall Village's most sought-after residential roads, this substantial detached bungalow offers spacious and versatile accommodation throughout, occupying a generous plot with beautifully established gardens, ample driveway parking, a double garage, and the added advantage of being offered for sale with no onward chain.

The property is welcomed by an entrance porch leading into the hallway. Double doors open into the impressive main living room, a warm and inviting space featuring a gas living flame fireplace as its focal point, together with sliding patio doors that open directly onto the rear garden, creating an excellent connection between the indoor and outdoor living spaces. A separate formal dining room provides ample room for entertaining and flows seamlessly into a further bright and airy sitting room or garden lounge, where additional sliding patio doors overlook and provide access to the rear patio and mature gardens. These three reception rooms offer exceptional flexibility, making the property ideal for a wide range of buyer including those who enjoy entertaining, or anyone seeking adaptable living accommodation. The well-appointed kitchen is positioned to the rear of the property and is fitted with a comprehensive range of base and wall-mounted units, providing generous storage and worktop space. Integrated appliances complement the design, while a rear porch gives convenient access to the garden and incorporates a useful guest WC. There are three well-proportioned bedrooms, all offering comfortable accommodation. One of the bedrooms benefits from its own en-suite shower room, while the remaining bedrooms are served by a spacious bathroom featuring both a bath and a separate shower enclosure.





OVERVIEW

Spacious detached bungalow on generous village plot

Three bedrooms with en-suite shower room

Three versatile reception rooms for flexible living

Beautiful mature front and rear gardens

Double garage with electric up-and-over doors

Highly sought-after Grappenhall Village location

Offered for sale with no onward chain



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One of the property's standout features is its highly adaptable layout. With three generous reception rooms in addition to the three bedrooms, prospective purchasers have the flexibility to reconfigure the accommodation to suit their individual requirements, whether creating additional bedrooms, a home office, hobby room, or further living space.

Externally, the bungalow occupies an excellent-sized plot with mature, well-maintained gardens to both the front and rear, offering a high degree of privacy and attractive outdoor spaces for relaxing and entertaining. A generous driveway provides ample off-road parking and leads to the double garage, which benefits from electric up-and-over doors. Offering significantly more accommodation than many bungalows of its type, this impressive home combines generous living space, flexibility, and a highly desirable village location. Early viewing is strongly recommended to fully appreciate the size, versatility, and potential this exceptional property has to offer.







LOCATION

The cobbled streets of Grappenhall village are around the corner whilst the nearby Stockton Heath village boasts first-class range of shopping, schooling and recreational facilities. The nearby motorway system brings Manchester, Liverpool, Chester etc. within easy commuting distance and there are fast and frequent train services to London from local stations. Manchester International Airport can be reached normally in about twenty minutes by car and the area is surrounded by glorious Cheshire countryside.

DIRECTIONS

SatNav: WA4 2YN

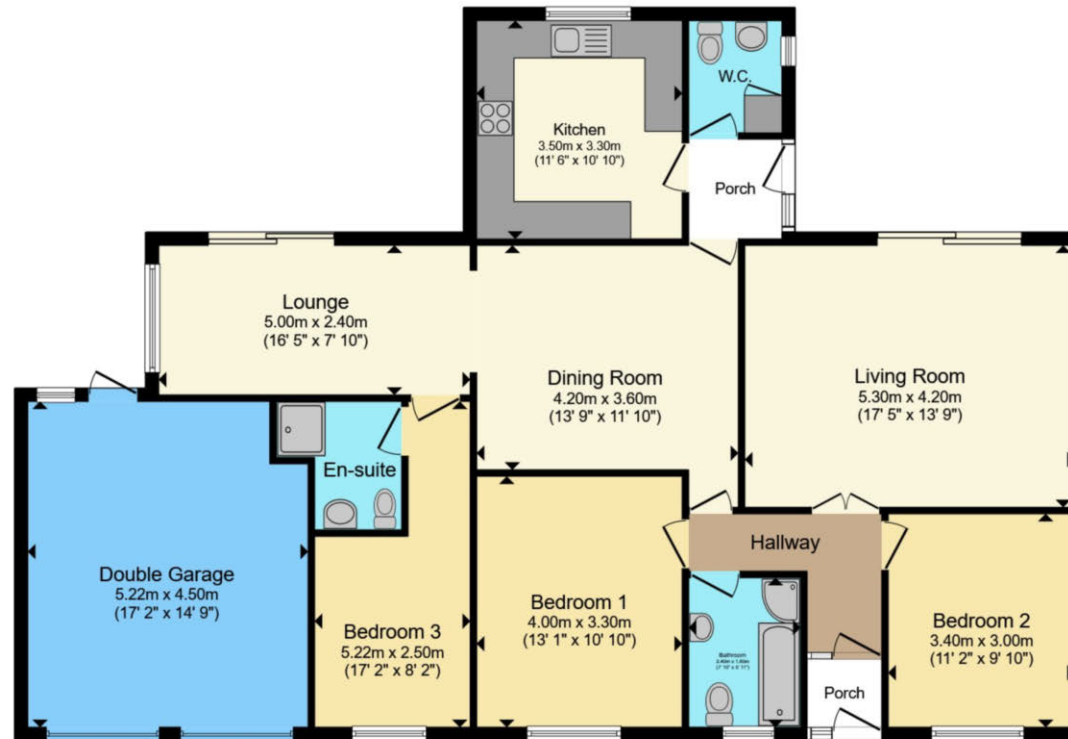
TENURE

Freehold

LOCAL AUTHORITY

Warrington BC - Council Tax Band E





Total floor area 137.6 sq.m. (1,481 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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