



Tresham Drive, Grappenhall Warrington Cheshire

Freehold Title • Sought-After Location • Four Bedrooms • Two Bathrooms • Garage • Driveway Parking • Front and Rear Gardens • Close To Amenities • Close To Schools • Three Storey Living



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

Set across three spacious floors, this beautifully presented four-bedroom family home offers flexible living in the heart of Grappenhall. The ground floor comprises a welcoming entrance hall leading to a generous kitchen/dining room. This spacious area provides ample room for cooking, dining and entertaining, with plenty of worktop and storage space to cater for modern family living along with charming views over the rear garden. The ground floor also benefits from a versatile fourth bedroom, currently utilised as a home study, yet offering excellent flexibility for a range of uses including multi-generational living, guest accommodation or a dedicated workspace. A convenient WC completes this floor. As you ascend the staircase to the first floor, you are welcomed into a spacious lounge, bathed in natural light and offering a warm, inviting setting that's perfect for relaxing with family or entertaining guests. Adjacent to the lounge is the well-proportioned third bedroom, providing flexible accommodation ideal for children, guests or those seeking a dedicated home office.



The top floor is home to the remaining bedrooms, creating a peaceful retreat away from the main living areas. Positioned at the front of the property, the impressive principal bedroom offers generous proportions and ample space to personalise to your own style. The room is further enhanced by a contemporary En-suite shower room, providing both comfort and convenience. The remaining bedroom is well-sized and is served by the modern family bathroom, making this floor perfectly suited to growing families or visiting guests. Do not miss out on making this charming property your next home!

GARDEN:

The enclosed rear garden has been thoughtfully landscaped to create a low-maintenance outdoor space, featuring an artificial lawn, a paved seating area ideal for entertaining, and well-stocked borders with decorative planting. This is the perfect rear garden for all year enjoyment!



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: Freehold
- › EPC Energy Efficiency Rating: C





Tel: 01925 267070

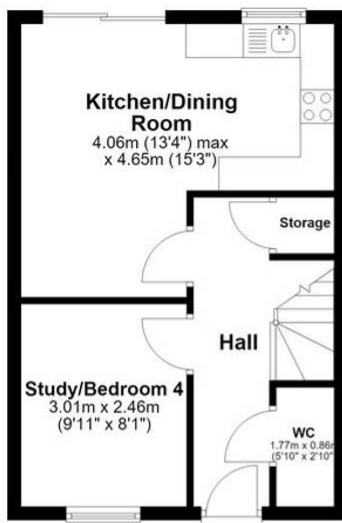
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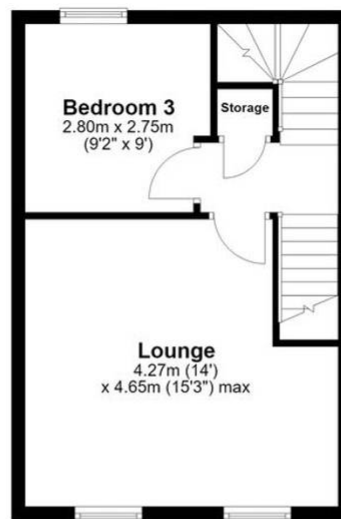
Ground Floor

Approx. 33.3 sq. metres (358.8 sq. feet)



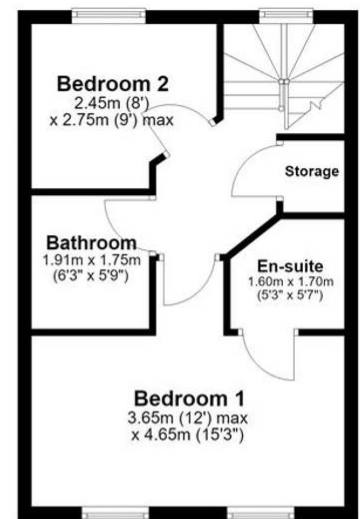
First Floor

Approx. 33.4 sq. metres (359.4 sq. feet)



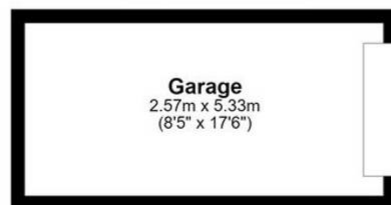
Second Floor

Approx. 33.2 sq. metres (357.4 sq. feet)



Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 13.7 sq. metres (147.4 sq. feet)



Main area: Approx. 99.9 sq. metres (1075.7 sq. feet)
Plus garages, approx. 13.7 sq. metres (147.4 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.



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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