



## Bradley Hall Cottages Cliff Lane, Grappenhall Warrington, Cheshire

Semi Detached Cottage • Three Bedrooms • Open Plan Living • Excellent Location • Generous Garden • Stunning Views • Two Bathrooms • Modern Finishes Throughout • Summer House • Driveway and Garage



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

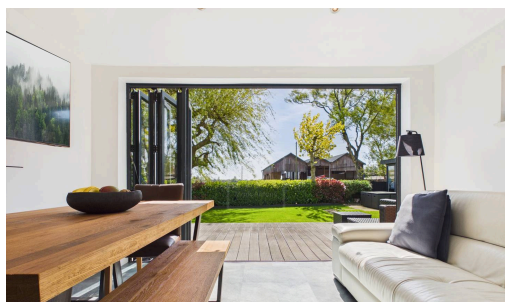
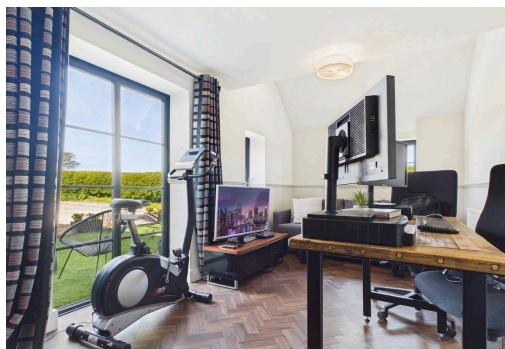
Step through a welcoming porch that sets the tone for this beautifully presented home, opening seamlessly into a stunning open-plan kitchen and dining space. The kitchen is thoughtfully designed with a range of sleek cabinetry providing generous storage, complemented by a Range Master oven, expansive worktops, and a stylish central island. The dining area flows effortlessly to the outdoors via bi-fold doors, framing delightful garden views and creating an ideal setting for indoor-outdoor living. Moving further through the property, the inviting lounge features a charming log burner as its cosy focal point, enhanced by an abundance of natural light. This space leads into a versatile second reception room, currently arranged as a home office and gym. The ground floor is completed by a convenient W.C. and a separate utility room, adding practicality to the home's impressive layout. Upstairs, the property continues to impress with three well-proportioned, light-filled bedrooms, each offering a sense of privacy. The principal bedroom is a true standout, enjoying lovely views and its own private en suite for an added touch of luxury. Bedrooms two and three are served by a stylish, contemporary four-piece family bathroom.



## EXTERIOR

The rear of the property reveals a beautifully maintained and generously sized garden, offering a perfect balance of lawn and entertaining space. A sleek, raised decking area sits directly off the home, creating an ideal spot for outdoor dining and relaxing, seamlessly connected to the interior via contemporary bi-fold doors. The garden itself is mainly laid to lawn, bordered by mature planting and vibrant shrubs that provide both privacy and year-round colour. A pathway leads through the garden to a stylish, fully equipped garden room—an excellent addition that lends itself perfectly to a home office, studio, or peaceful retreat.

Further enhancing the outdoor lifestyle, the garden also features a dedicated seating area, making it a superb setting for entertaining or unwinding in a tranquil environment. To the front, the property benefits from a low maintenance garden space, off road parking as well as a single detached garage and EV charging point.



## LOCATION

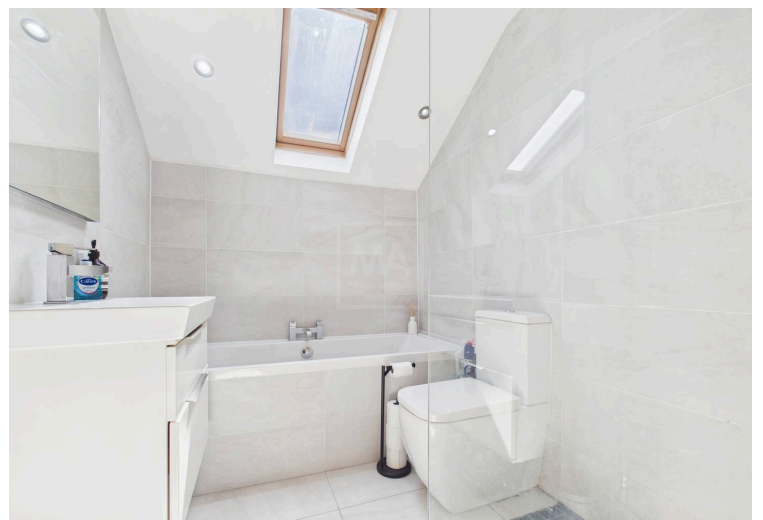
This leafy suburb is located alongside the Bridgewater canal and just a stone's throw from the vibrant village of Stockton Heath. The area is surrounded by beautiful Cheshire countryside and scenic canals, meaning residents are spoilt for choice when it comes to walking routes. The village was first 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: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





Tel: 01925 267070

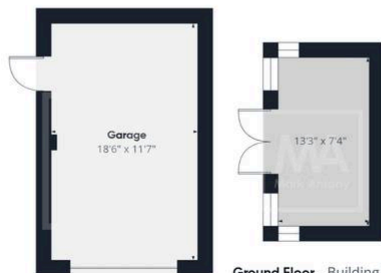
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Ground Floor Building 1

Floor 1 Building 1



Ground Floor Building 2

Ground Floor Building 3



Approximate total area<sup>m</sup>

1870 ft<sup>2</sup>

Reduced headroom

8 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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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