



East View, Grappenhall Warrington, Cheshire



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SALES & LETTING AGENTS

HIGHLIGHTS

- ❑ Fantastic Location
- ❑ South Facing Garden
- ❑ Semi-Detached
- ❑ Bay Fronted Dining Room
- ❑ Three Bedrooms
- ❑ Stunning Bathroom
- ❑ Extended Kitchen
- ❑ Close to Local Amenities
- ❑ Modernised Interior
- ❑ Permit Parking Available



DESCRIPTION

A beautifully presented three bedroom semi-detached home in the heart of Grappenhall. Demonstrating modernised interior throughout, large reception rooms and a south facing garden, this property is not to be missed.

Access into this charming home is via a light and airy hallway which accommodates access to a bay-fronted dining room and living room with an open and extended kitchen to the rear of the property. The first floor provides access to three beautifully presented bedrooms and modernised family bathroom. On-road permit parking is available to the front of the property.

GARDEN

Access into this stunning south facing garden can be gained via French doors through the living room. This recently landscaped garden includes a vast Indian stone patio area, perfectly designed for Alfresco dining. There is also entrance to the garden at the side of the property.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 4.12m x 3.32m
- Kitchen 4.86m x 1.97m
- Dining Room 3.79m x 3.32m

FIRST FLOOR

- Landing
- Bedroom One 4.15m x 3.22m
- Bedroom Two 3.20m x 3.39m
- Bedroom Three 2.29m x 2.07m
- Bathroom 2.04m x 1.81m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 67Mb (Via BT)

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 it's 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.

DISTANCES

- Grappenhall Village 1 mile walk
- Stockton Heath 2 mile walk
- Warrington Town Centre 3 miles
- Manchester Airport 13 miles via M56
- Manchester City Centre 20 miles via M56
- Liverpool City Centre 26 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Tax Band: C

Ground Rent: Absent Freeholder

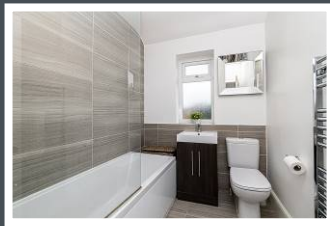
Tenure: Leasehold

Lease Remaining: 907 Years
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.





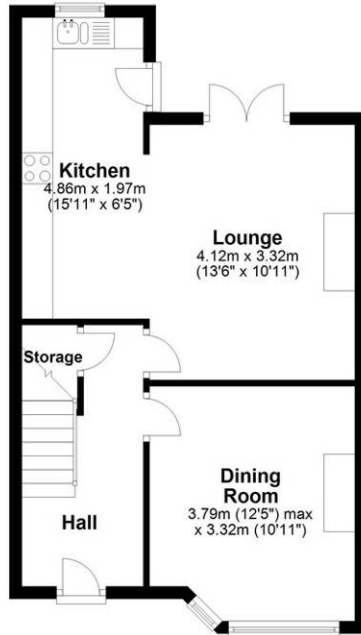
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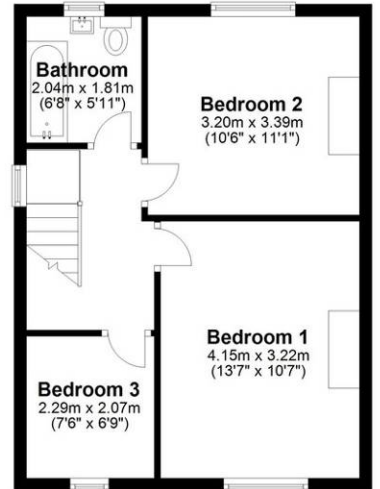


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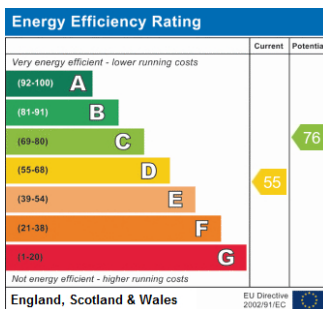
Ground Floor
Approx. 44.9 sq. metres (483.1 sq. feet)



First Floor
Approx. 39.9 sq. metres (429.6 sq. feet)



Total area: approx. 84.8 sq. metres (912.7 sq. feet)



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs

82 London Road, Stockton Heath, Warrington
Office@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: **01925 267070**