



191 Chester Road, Grappenhall

£550,000 Leasehold

Family Home • Three Bedrooms • Expansive Plot • Light and Airy • Detached Garage • Driveway • Canal Views
• Close To Excellent Schools • Close To Amenities • Desirable Location



Mark Antony

SALES & LETTING AGENTS





Kind regards,



Annie Gault

Marketing Coordinator

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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.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D

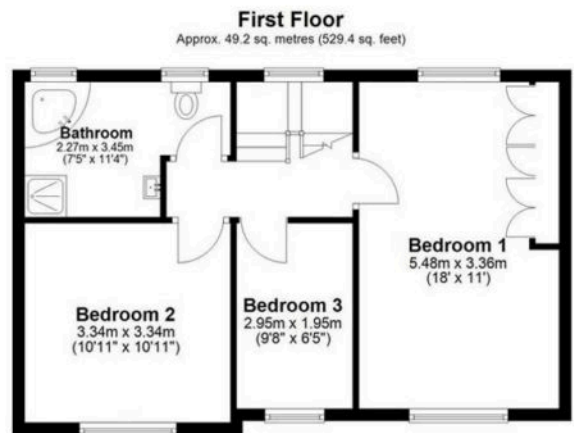
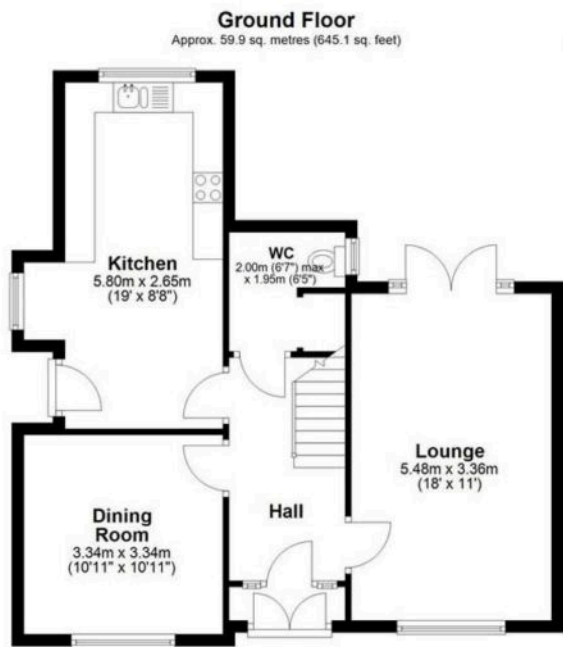
EPC Environmental Impact Rating: E



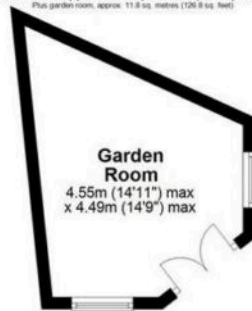
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Garden Room
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garden room, approx. 11.8 sq. metres (126.8 sq. feet)



Garage
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garage, approx. 15.5 sq. metres (167.3 sq. feet)



Main area: Approx. 109.1 sq. metres (1174.5 sq. feet)
Plus garages, approx. 15.5 sq. metres (167.3 sq. feet)
Plus garden room, approx. 11.8 sq. metres (126.8 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.