



Mayfield Road, Grappenhall Warrington

Three Bedrooms • Desirable Location • Spacious Living • Close To Local Amenities • Light And Airy
• Family Home • Close To Local Schools • Well Maintained • Open Plan Features • Large Garden



Mark Antony
SALES & LETTING AGENTS

SCAN
ME!



INTERIOR

As you step into this charming family home, you are welcomed by a bright hallway that leads first into the spacious, light-filled living room. Its elegant bay window creates a warm, inviting atmosphere—an ideal space for relaxation and unwinding. The home flows seamlessly into the dining room, a perfect setting for enjoying quality time with loved ones. At the end of the ground floor, the well-appointed kitchen offers a practical and pleasant space for preparing comforting home-cooked meals.

Moving to the upper floor, you will find three generously sized bedrooms, each providing a peaceful retreat after a long and busy day. This level is completed by a convenient three-piece bathroom.



GARDEN

To the rear of the home lies a generous garden, ideal for family gatherings during the warmer months and a lovely spot to relax in the summer sun. The property also enjoys the added benefit of a well-kept front garden.



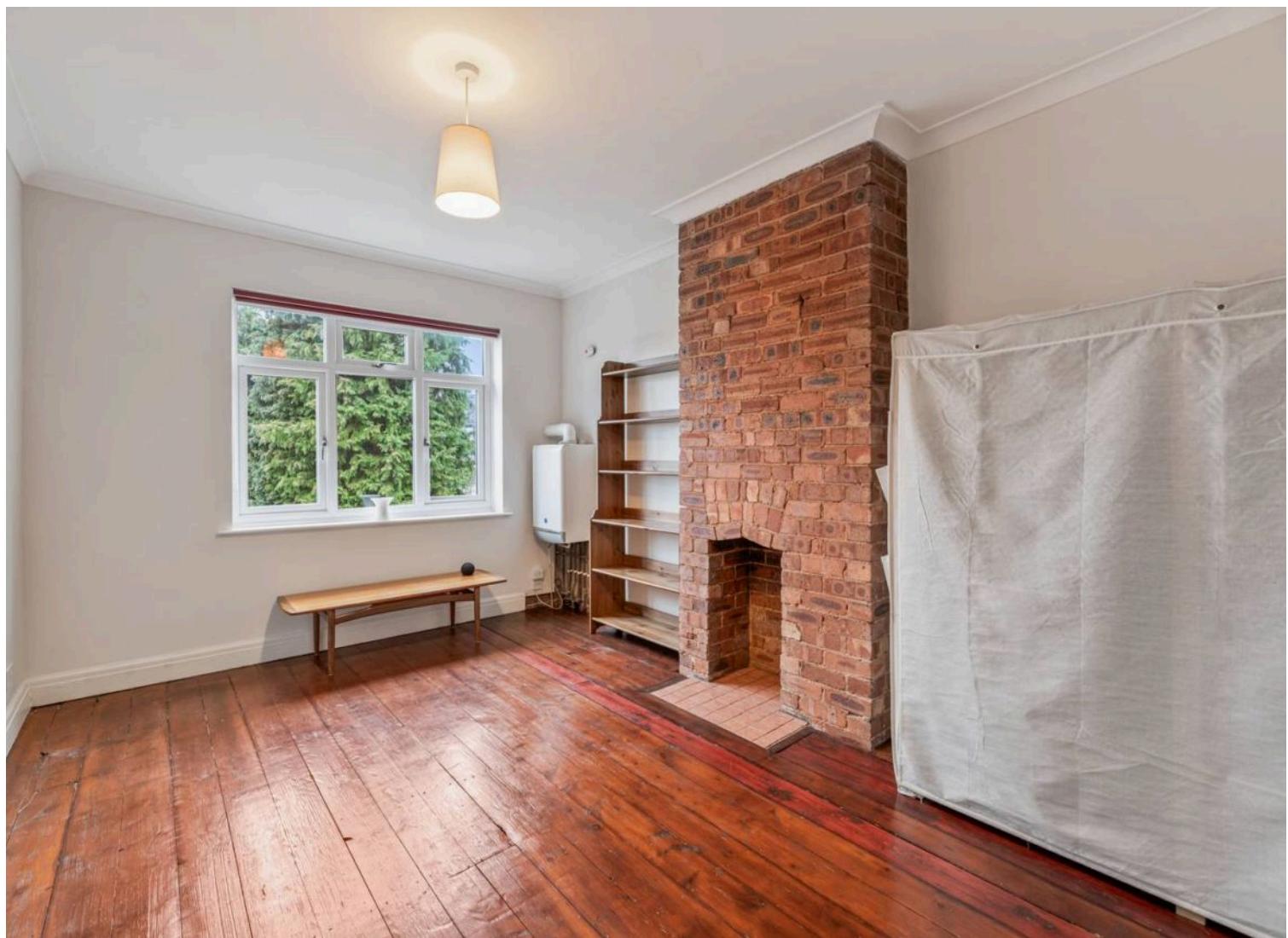
LOCATION

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

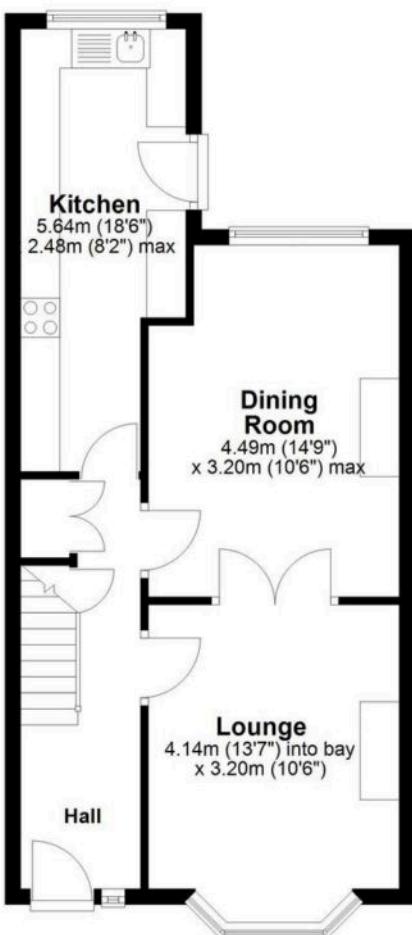
- › Council Tax band: B
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: D





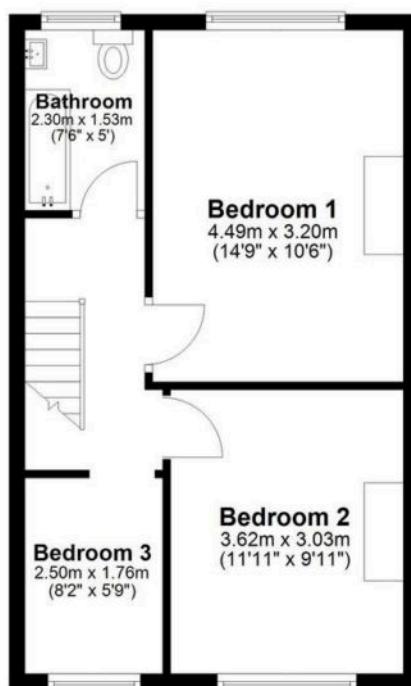
Ground Floor

Approx. 47.8 sq. metres (514.3 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



Total area: approx. 88.2 sq. metres (949.8 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.

