



Barrymore Court, Grappenhall Warrington

No Onward Chain • Semi-Detached Home • Excellent Potential • Spacious Throughout • Fantastic Location
• Freehold • Off Road Parking • Garage • Private Courtyard • Close to Stockton Heath



Mark Antony
SALES & LETTING AGENTS

SCAN
ME!



INTERIOR

Upon entering this charming home, you are welcomed by an inviting hallway that seamlessly leads into the generously sized lounge/dining room, which is flooded with natural light. Continuing the natural flow of the home, you'll find a bright and airy conservatory, providing a perfect space to relax and unwind while enjoying views of the garden.

The separate kitchen offers scope for modernisation to suit individual tastes and also provides access to the private garden. The ground floor is further complemented by a convenient W/C, adding practicality for both residents and guests.

On the first floor are two well-proportioned bedrooms, each benefiting from built-in wardrobes and offering a comfortable and versatile living space. Bedroom one also presents the potential to be reconfigured into two bedrooms, allowing the property to become a three-bedroom home if desired. Completing the first floor is the family bathroom, designed to cater to the needs of the household.



GARDEN

The property is nestled within a private courtyard, offering an exclusive and peaceful setting. Residents can enjoy access to communal lawned gardens, creating a tranquil retreat during the summer months. The home further benefits from off-road parking and a garage within the courtyard, providing ample space for parking or additional storage.



LOCATION

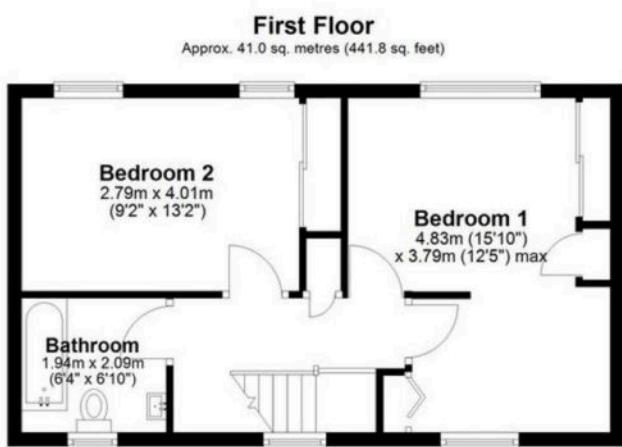
This leafy suburb is located alongside the Bridgewater canal and just a stone's throw from the vibrant village of Stockton Heath. The area is surrounded by beautiful Cheshire countryside and scenic canals, meaning residents are spoilt for choice when it comes to walking routes. Despite its semi-rural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







Total area: approx. 102.3 sq. metres (1101.3 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.

