



Stansfield Drive, Grappenhall

Warrington, Cheshire

Family Home • Three Bedrooms • Great Location • Close to Local Schools • Great Walks Nearby • Freehold
• Garage • Great Transport Links • Ready to Move Into • Allocated Parking



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

Stepping through the front door, you arrive in a bright hallway that immediately gives the home a welcoming feel. To one side sits a versatile room that works beautifully as a dedicated office, guest space, or a comfortable fourth bedroom, depending on your needs. Moving forward, the hallway opens into a spacious kitchen/diner, designed for both everyday living and entertaining. With plenty of natural light and direct access to the garden, it creates a seamless indoor-outdoor flow ideal for family meals or relaxed summer evenings.

Heading up to the second floor, you find the main lounge. French doors draw your eye instantly, opening to a Juliet balcony that fills the room with fresh air and daylight. This floor also includes bedroom three, a well-proportioned space perfect for guests or children, along with a modern family bathroom.



The top floor offers two further bedrooms. Bedroom one feels like a private retreat, complete with its own en suite for added comfort and convenience. Bedroom two sits opposite, bright and adaptable, completing a thoughtfully arranged and inviting home.

GARDEN:

A neatly designed two-tier garden offers a practical and attractive outdoor space. The lower level is laid to patio, creating an ideal area for seating, dining, or relaxing in the sun. Steps lead to the upper tier, also finished in patio, providing extra room for entertaining or container planting. The layout feels open and low-maintenance, and the top level gives direct access to the garage, adding convenience and useful additional storage options. Allocated parking and a garage adds convenience and peace of mind to this wonderful home.



LOCATION:

Grappenhall Heys is a charming suburb nestled south of Warrington Town Centre. The area boasts an attractive walled garden which once formed part of an estate built in 1830. The garden is now a community hub, home to a café, family attractions and a selection of regular events. The area itself is surrounded by scenic parkland and an abundance of public footpaths, providing ideal routes for walking and cycling. Grappenhall Heys is within easy walking distance to a range of excellent schools, making it a sought-after area. The suburb is also close to Stockton Heath, where there's a great selection of independent shops, cafés and restaurants.

GENERAL INFORMATION:

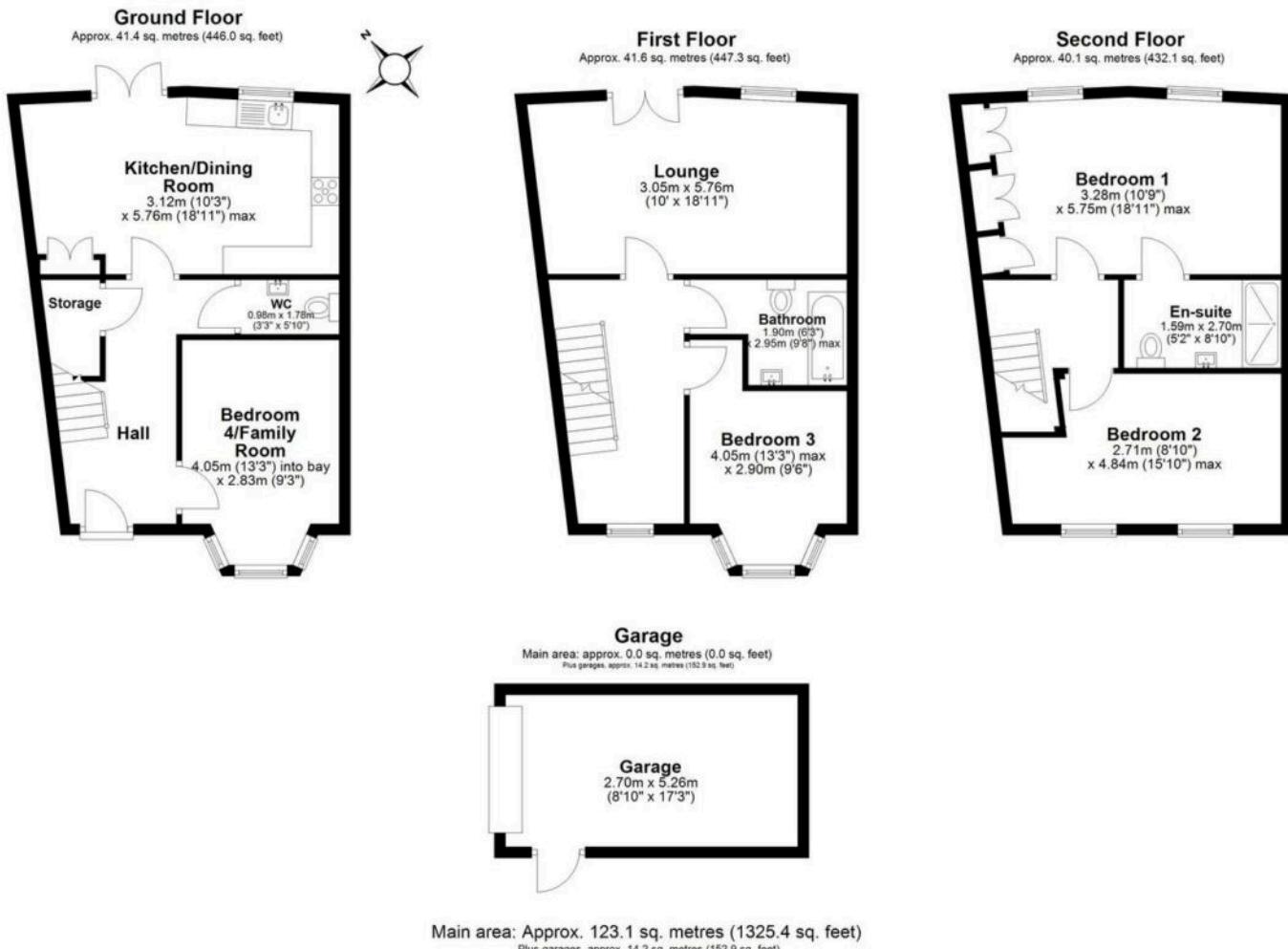
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C







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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