



## Bellhouse Lane, Grappenhall Warrington

Perfect Family Home • Four Bedrooms • Modern Interior • Open Plan Living • Thoughtfully Designed  
• EV Charger Hypervolt • Beautiful Garden • Driveway Parking • Move In Ready • Desirable Location



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

Entry to this wonderful home is through the porch into a welcoming hallway with access to all ground floor rooms. At its heart is a stylish open-plan kitchen, dining and family space, with bi-fold doors opening onto the garden to create a seamless indoor-outdoor flow.

The beautifully appointed kitchen features a generous island, perfect for both preparation and socialising, along with a separate breakfast room for family meals. A spacious lounge, opened up to enhance the living area, centres around a cosy log-burning stove set against a charming brick feature wall. The ground floor also offers a utility room, WC, and a versatile study/playroom.

Upstairs are four bedrooms and a well-appointed family bathroom. The principal bedroom includes a bay window, fitted wardrobes and a sleek en-suite with walk-in shower. Bedroom two also benefits from built-in wardrobes and its own en-suite. The loft has been fully boarded and plastered, with electrics, lighting, carpeting and a ladder.



## GARDEN

The outdoor space further enhances this property's appeal. A beautifully maintained garden provides ample room for children to play and for adults to relax and unwind. Accessed directly through the bi-folding doors, the garden offers a seamless extension of the living space. Brick detailing along one side leads you to the back area, creating the perfect spot for outdoor seating. The property also benefits from driveway parking, a garage, and outside lighting to both the front and the rear.



## LOCATION

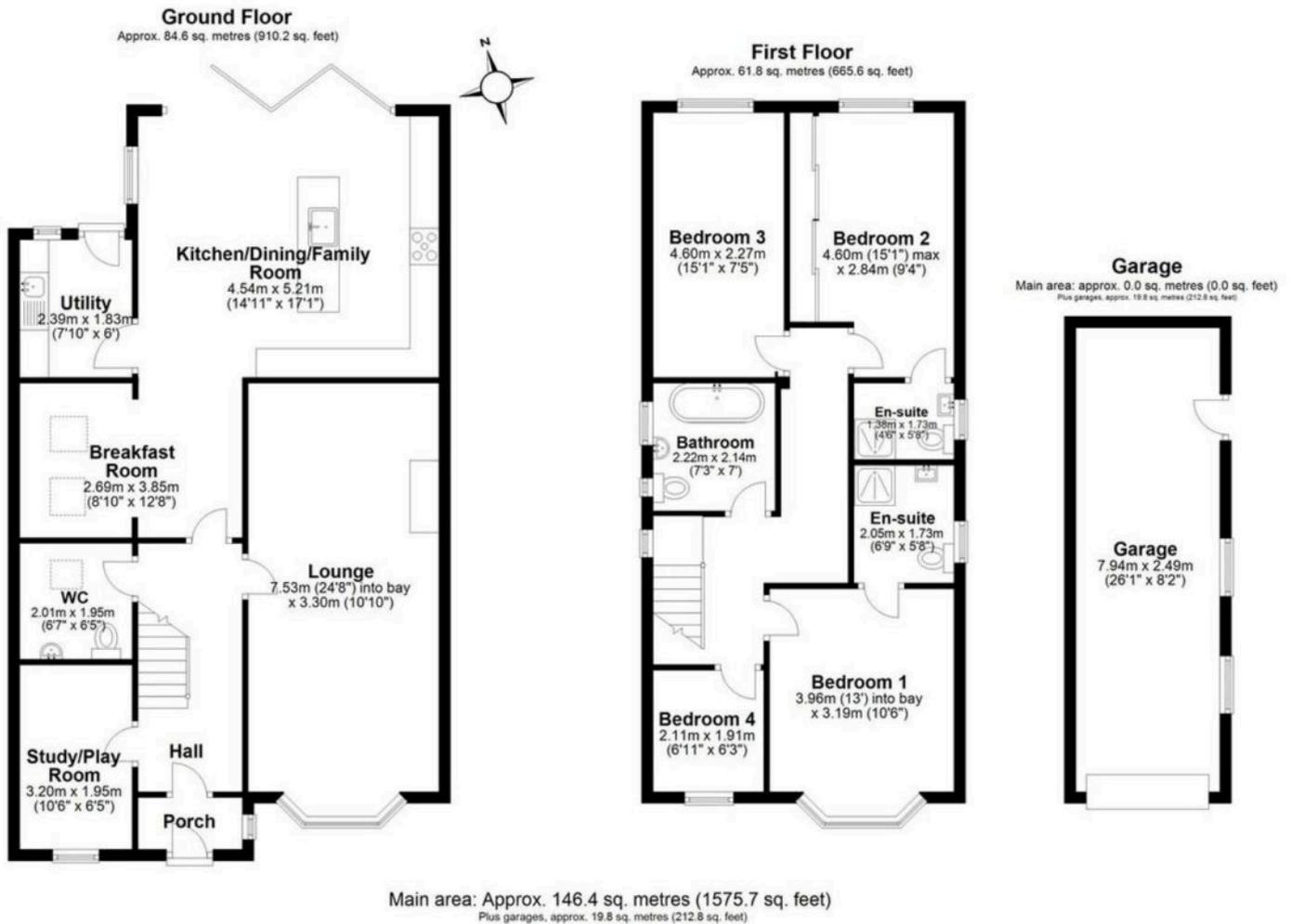
This leafy suburb is located alongside the Bridgewater canal and just a stone's throw from the vibrant village of Stockton Heath. The area is surrounded by beautiful Cheshire countryside and scenic canals, meaning residents are spoilt for choice when it comes to walking routes. Despite its semi-rural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





### 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.