



## Martham Close, Grappenhall Warrington

Semi Detached • Three Bedrooms • No Onward Chain • Recently Renovated • Finished to a High Standard •  
Modern Kitchen • Open Plan Living • Large Plot • Stunning Private Garden • Desirable Location



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

Upon entering this exceptional home, you are welcomed by an inviting hallway leading into a bright and spacious lounge, enhanced by a large window that fills the room with natural light. The front room also benefits from bespoke shelving with ambient lighting and feature coving with up and down lighting, creating a stylish and contemporary feel.

To the rear, the impressive open-plan living area offers a versatile space for relaxing and entertaining. The conservatory flows seamlessly from the dining area and provides direct access to the garden, further enhancing the sense of light and space.

The modern kitchen is fitted with high-quality Bosch appliances. A cupboard over the breakfast bar features a TV hinge mount and socket for added convenience.

Upstairs are three well-proportioned bedrooms, all presented in neutral décor. Bedroom two boasts fitted floor to ceiling mirrored wardrobes. The stylishly refitted family bathroom features contemporary fixtures and fittings.

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## GARDEN

The property occupies a generous plot, offering a sense of space and privacy rarely found in similar homes. The private rear garden has been finished to an immaculate standard and is fully enclosed by six-foot fencing, ensuring both privacy and security.

The garden features a well-maintained lawn and a patio area ideal for outdoor dining and entertaining, along with a dedicated bin store and garden tool store for added practicality. To the front, driveway parking provides space for multiple vehicles and an EV charger.



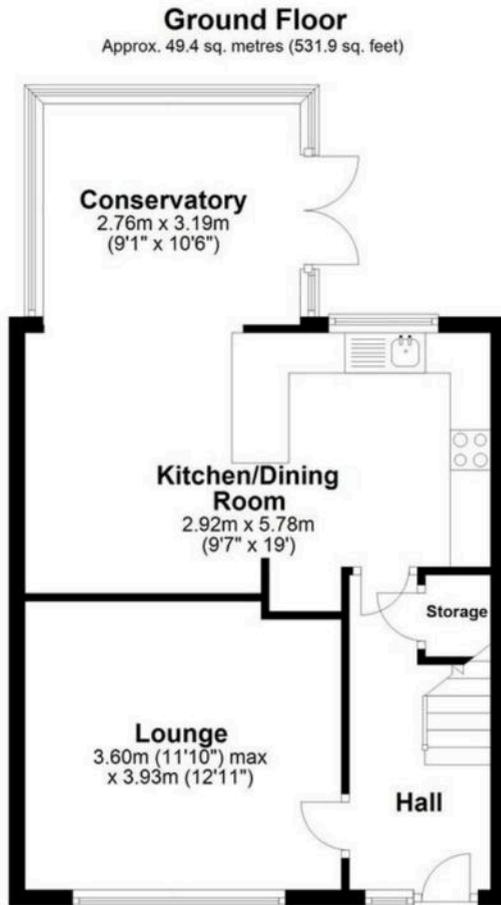
## LOCATION

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. The village was first listed in the Domesday Book and is home to St Wilfrid's Church which features a cat carving on the tower façade. 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.

## GENERAL INFORMATION

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





Total area: approx. 89.7 sq. metres (965.3 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.