



Bourchier Way, Warrington

Freehold

Sought After Location • Apartment Over Two Floors • Parking To Rear • No Chain • Investment Opportunity •
First Time Buyers • Two Bedroom Spacious Apartment



Mark Antony
SALES & LETTING AGENTS



INTERIOR

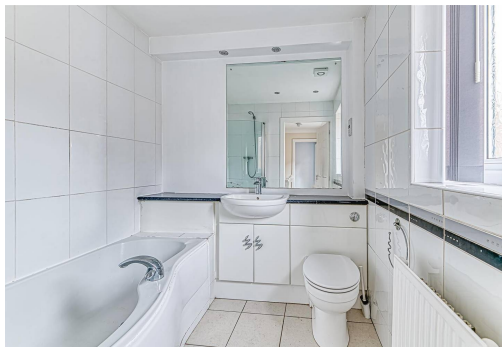
Arranged over two floors, the apartment provides a generous sense of space and comfort, with a practical layout that accommodates modern living.

The entrance hallway leads to a bright and airy living room, which benefits from large windows that allow natural light to flood the space, creating an inviting atmosphere for relaxation or entertaining. The well-appointed kitchen features ample storage and worktop space, making it ideal for preparing meals and hosting family or friends. Both bedrooms are well-proportioned, offering flexibility for use as sleeping quarters, a home office, or guest accommodation, with the main bedroom benefitting from built-in storage for added convenience. The bathroom is equipped with a contemporary suite and neutral décor, providing a calming retreat at the end of the day.



EXTERIOR

Parking is available to the rear of the property, providing convenience in this popular location. Offered with no onward chain, this apartment is ready for immediate occupation, allowing buyers to move in with minimal hassle.



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: C





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Ground Floor



Floor 1



Approximate total area⁽¹⁾
668 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.



Warrington's Highest Rated Agent

