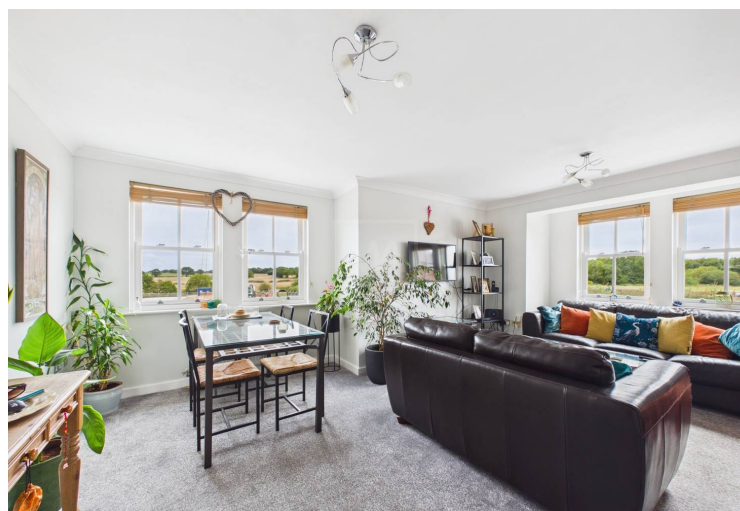




Stansfield Drive, Grappenhall Warrington

Three Bedrooms • Desirable Location • First Floor Apartment • Parking Available • Spacious Living • Light And Airy • Ideal First Home • Open Plan • Integrated Appliances • Close To Local Amenities



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INTERIOR

As you step into this delightful apartment, you are welcomed by a spacious entrance hall that provides a wonderful introduction to the accommodation beyond. The first room you encounter is a versatile space that can be adapted to suit a variety of needs. Currently utilised as a utility room, it would also make an ideal home office, nursery, or dressing room. This room benefits from direct access to the main bathroom, which features both a separate bath and shower, adding a touch of luxury to everyday living.

Continuing through the property, you will find the second bedroom, a generously sized room filled with natural light, creating a bright and inviting atmosphere.



The wide hallway also offers excellent built-in storage while still maintaining a spacious and open feel. Further along is the impressive principal bedroom, complete with its own private en-suite, providing a peaceful and secluded retreat.

Completing this charming home is the wonderful open-plan living area. The well-appointed kitchen is perfect for preparing home-cooked meals and benefits from integrated appliances, ample worktop space, and excellent storage. The living and dining area is bright and airy, offering a comfortable space to relax, entertain guests, or enjoy family meals.

EXTERIOR

To the rear of the apartment block is a residents' parking area, providing both convenience and peace of mind. Access to the building is via a secure coded entry system with intercom, enhancing security for residents.

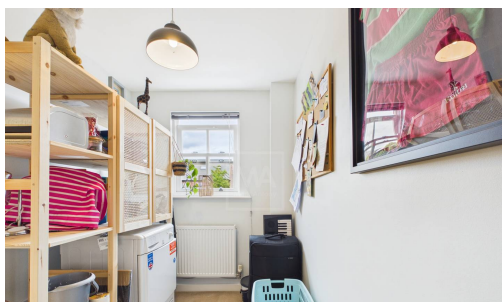


LOCATION

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: Leasehold
- › EPC Energy Efficiency Rating: B



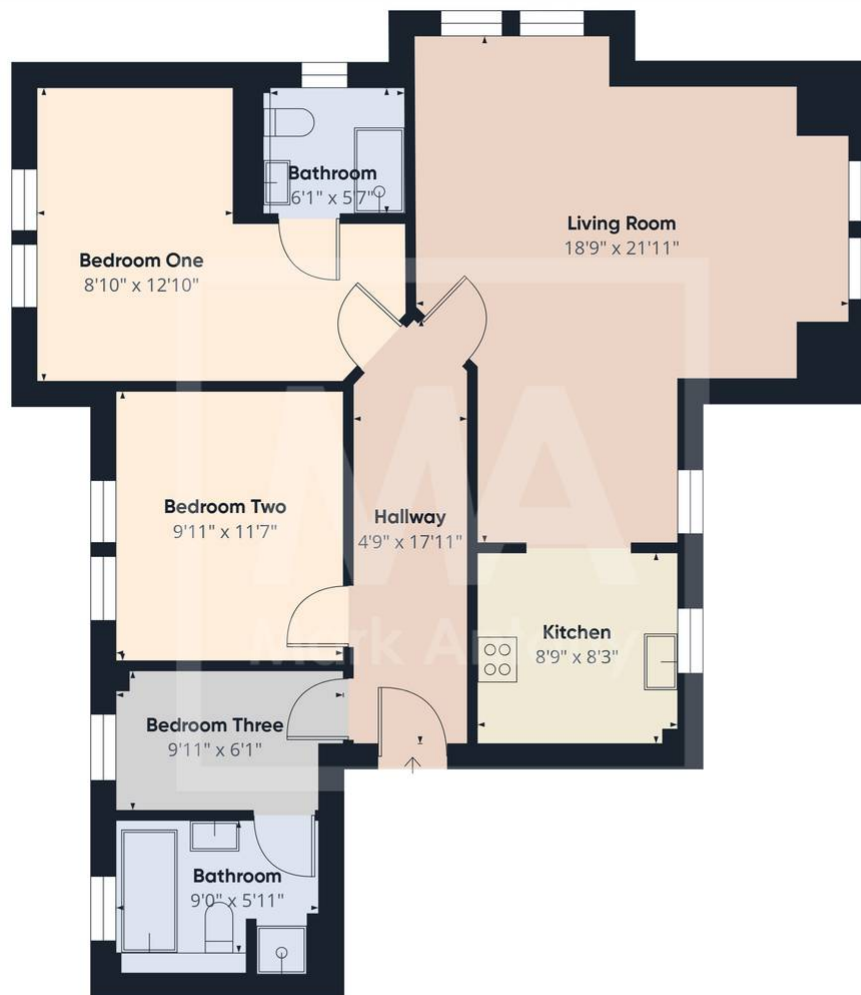




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Approximate total area⁽¹⁾
896 ft²

(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.



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