



## Thelwall New Road, Grappenhall Warrington Cheshire

Semi-Detached Family Home • Three Bedrooms • Modern Bathroom • Bay Fronted Exterior • Open Plan Lounge/Dining Room • Recently Installed Kitchen With Integrated Appliances • Driveway Parking For Two cars • Close To Schools • Close To Amenities • Transport Links Nearby



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR:

Tucked away in the sought-after location of Grappenhall, this charming three-bedroom semi detached home is full of personality, with quirky artsy touches and contemporary style woven throughout. Entry to the property is granted via the hallway providing access to all areas of this charming home. To the left of the hallway lies the main living space – a beautifully open-plan lounge and dining area designed with both everyday living and entertaining in mind. Positioned at the front of the home, the dining area is flooded with natural light thanks to a stunning bay window, creating a bright and inviting setting for family meals and gatherings. Built-in shelving adds both character and practicality, while generous proportions provide plenty of space for your own furniture and styling ideas. The lounge offers direct access to the rear garden, with charming views creating a peaceful backdrop to everyday living. Filled with natural light and generous in proportion, it provides plenty of space for the whole family to relax, unwind and enjoy time together.



The ground floor concludes with a stylish modern kitchen, beautifully finished in a sophisticated green and marble-inspired palette. Sleek cabinetry, elegant surfaces and integrated appliances combine effortlessly, creating a contemporary yet characterful space that is as practical as it is visually impressive. Upstairs, you will find three generously sized bedrooms and a stylish family bathroom. The master bedroom features a charming bay window, statement chandelier and ample space for furniture. Bedroom Two benefits from fitted wardrobes great for space utilisation, while Bedroom Three offers flexibility as a nursery or home office.

## GARDEN:

The generous South facing rear garden offers a wonderful outdoor space, featuring a spacious lawn, mature greenery, established borders and is the perfect place to enjoy the sun throughout the day. A paved seating area provides the perfect spot for relaxing or entertaining.

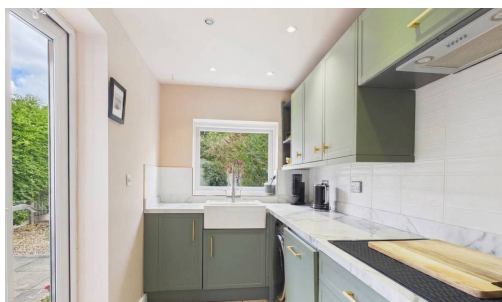


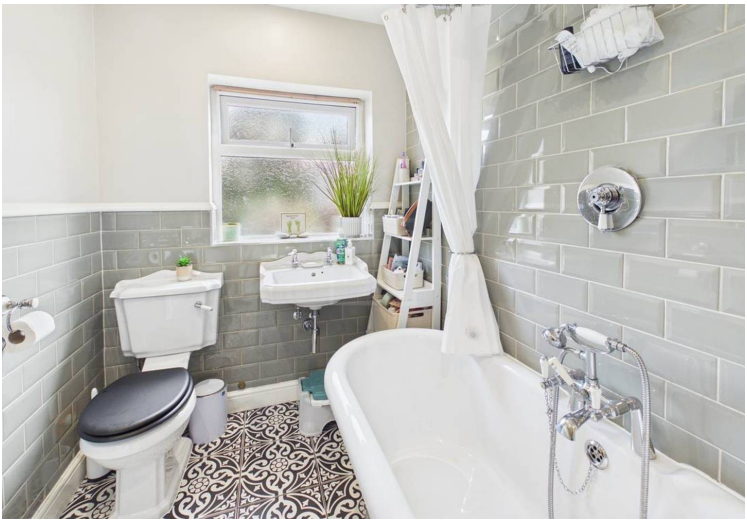
## LOCATION:

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 it's 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: C
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: C







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### 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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