



Chester Road, Grappenhall

Warrington, Cheshire

Semi Detached • Generous Garden • Three Bedrooms • Garage And Driveway Parking • Open Plan Living And Dining Space • Excellent Location • Move In Ready • Close To Local Amenities • Bay Fronted • Integrated Appliances



Mark Antony
SALES & LETTING AGENTS



INTERIOR

The property is welcomed by a bright and airy entrance hallway, leading through to a generous bay-fronted lounge. A feature fireplace creates a warm and inviting focal point, perfect for relaxing and entertaining. Continuing through the home, you will find a spacious open-plan family and dining room, centred around a charming gas fireplace and featuring French doors opening onto the garden, creating a seamless connection between the indoor and outdoor spaces. To the rear of the property is the contemporary kitchen, fitted with a range of sleek cabinetry providing ample storage and generous worktop space. The kitchen is further enhanced by a range of integrated appliances and a practical breakfast bar, ideal for casual dining. Downstairs is completed with a convenient W.C.

Upstairs, the property offers three well-proportioned bedrooms. Bedroom one benefits from a bay window and fitted wardrobes, while all three bedrooms are served by a modern three-piece shower room, providing a stylish and practical space for everyday living.



EXTERIOR

The property benefits from a generous, established rear garden, predominantly laid to lawn and bordered by mature trees, shrubs and well-stocked planted beds, creating a private and secluded feel. A spacious timber decked area provides an excellent spot for outdoor seating and entertaining, while the lawn offers plenty of space for families and children to enjoy. The garden is enclosed by fencing and mature greenery, with a variety of established plants adding colour and character throughout. With a high degree of privacy to the rear, the property backs onto Euclid Park with just a small walking distance to the pubs of Grappenhall, canal and TransPennine trail. To the front, the property boasts a well established garden space, ample off road parking alongside a garage, ideal for extra storage use.

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: D
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: D





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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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