Bellhouse Lane, Grappenhall
Warrington, Cheshire

mark antony

SALES & LETTING AGENTS

HIGHLIGHTS

- Sought After Location
- Large Living Area
- Dining Room
- Breakfast Room
- Study
- Four Bedrooms
- Modern Bathroom
- Beautiful Garden
- Large Driveway
- Workshop

DESCRIPTION

An executive four bedroom property located in the desirable location of Grappenhall. This fabulous family home offers an abundance of living space, with a large lounge and dining room opening up to a beautiful garden. Offering a perfect entertaining space for family and friends.

Entrance to this property is via a welcoming hallway which leads to an impressive lounge and dining room. The ground floor also consists of a kitchen, breakfast room, office and WC. Upstairs there are four bedrooms, en-suite bathroom and family bathroom.

GARDEN

The rear garden has a well maintained lawn, surrounded by flower beds and backing onto a lovely patio perfect for alfresco dining.To the front of the property is a large driveway offering plenty of parking for multiple vehicles, as well as a garage.

SUMMARY OF ACCOMODATION

GROUND FLOOR

• Lounge	7.10m x 3.30m
• Dining Room	4.60m x 2.84m
• Kitchen	4.60m x 2.27m
• Utility Room	2.39m x 1.83m
• Breakfast Room	2.69m x 3.85m
• WC	3.20m x 1.95m
• Office	3.20m x 1.95m

FIRST FLOOR

• Bedroom One	3.53m x 3.19m
• Shower Room	3.47m x 1.73m
• Bedroom 2	4.60m x 2.84m
• Bedroom 3	4.60m x 2.27m
• Bedroom 4	2.11m x 1.91m
• Bathroom	2.22m x 2.14m

SERVICES

- Electric Central Heating
- Mains connected: Gas, Electric, Water
- Broadband Availability: Up to 145Mb (Via SKY)

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. Legend has it that this was the inspiration behind Lewis Carroll's Cheshire Cat in Alice's Adventures in Wonderland.

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.

DISTANCES

• Stockton Heath	1.9 mile walk
• Walton Gardens	1.4 mile walk
• Warrington Town Centre	1.8 miles
• Manchester Airport	14.6 miles via M56
• Manchester City Centre	22 miles via M56

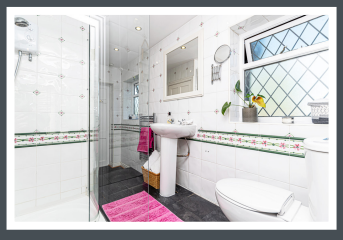
(Distances quoted are approximate)

GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: E
Lease Remaining: Years
Tenure: Freehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

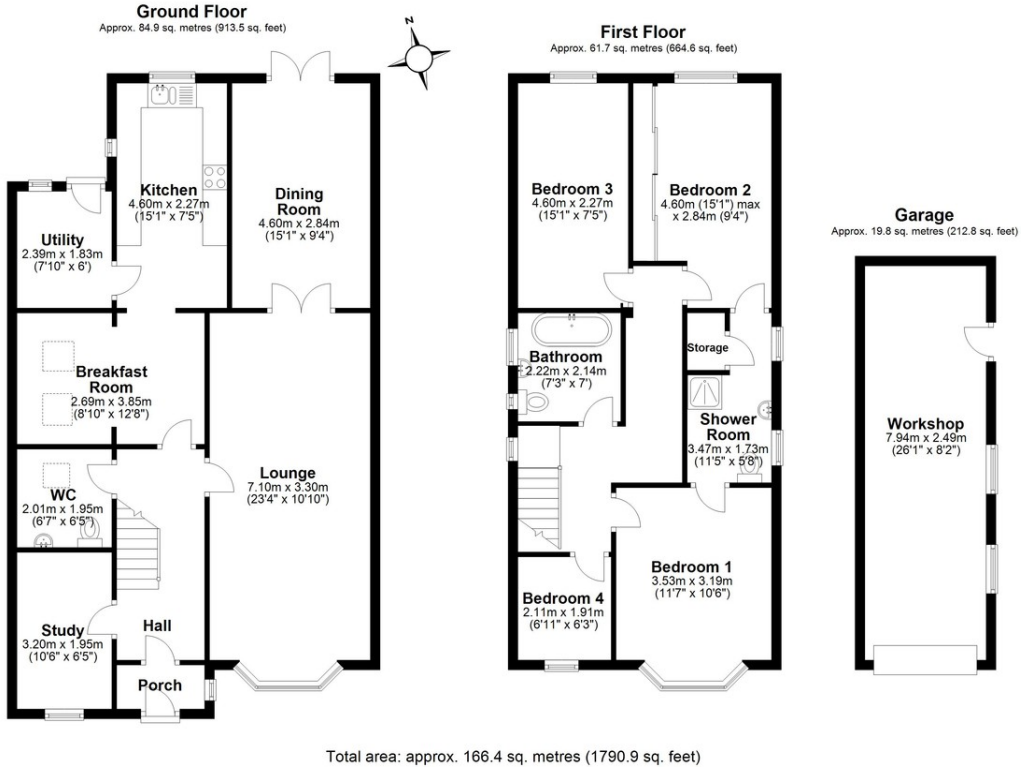
Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.



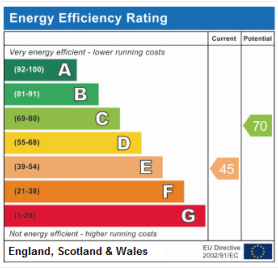
IMPORTANT NOTICE:

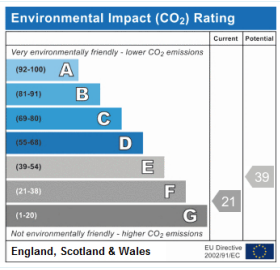
Mark Antony Estates wishes to inform all prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property 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 representations of fact.



Total area: approx. 166.4 sq. metres (1790.9 sq. feet)





VIEWING ARRANGEMENTS

Viewing is strictly by appointment only

Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- **Mortgages**
- **Survey**
- **Removals**
- **Insurance**
- **Conveyancing**
- **EPCs**

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