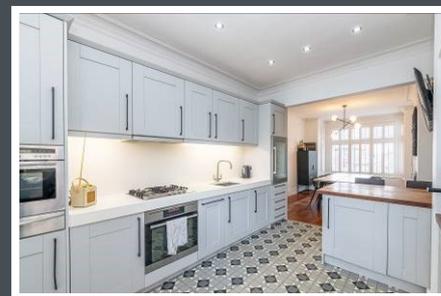




# Grappenhall Road, Stockton Heath Warrington, Cheshire



**Mark Antony**

SALES & LETTINGS AGENTS

## HIGHLIGHTS

- Victorian Family Home
- Freehold
- Private Canal Access
- Stockton Heath Village
- Four Bedrooms
- Off Road Parking
- Extended
- Original Features
- South Facing Garden
- Close To Schools



## DESCRIPTION

A rare opportunity to purchase a beautiful, extended Victorian property with private access onto the Bridgewater Canal. Situated in the much sought-after location of Stockton Heath Village and showcasing original features, four bedrooms, off-road parking and a south-facing garden. Perfectly positioned close to schools, fabulous walks and local amenities, this property is an ideal purchase for a growing family.

Entry into this traditional home is via the separate porch leading into the entrance hall which celebrates a Victorian tiled floor and stained-glass windows. The open kitchen/dining room features a fantastic-sized bay window, working fireplace and a modern kitchen with integrated appliances. There is also a fully serviced utility room and a downstairs storage cupboard. The lounge stretches to the rear of the property, offering a further working fireplace and opens with bi-fold doors into the garden.

On the first floor, there are three generous-sized bedrooms with an en-suite to bedroom one. There are fitted wardrobes in bedrooms two and three and family bathroom. The fourth bedroom is located on the second floor and is perfect as a home office with additional storage space.

## GARDEN

This property celebrates a truly unique position, sitting on an enviable plot offering private access to the Bridgewater Canal. There is a generous-sized, south-facing garden with the perfect mixture of lawn and decking for all of the family to enjoy during the summer months. To the front, there is a private driveway for multiple vehicles.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 108Mb (Via Virgin)



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Porch
- Entrance Hall
- Lounge 7.57m x 3.08m
- Kitchen 3.97m x 2.92m
- Dining Room 4.48m x 3.38m
- Utility Room 2.88m x 2.31m
- WC 0.53m x 1.02m

### FIRST FLOOR

- Landing
- Bedroom One 4.48m x 2.97m
- En-suite 1.77m x 1.66m
- Bedroom Two 5.77m x 3.08m
- Bedroom Three 3.97m x 2.92m
- Bathroom 1.54m x 2.00m

### LOFT ROOM

- Bedroom Four 3.77m x 4.72m

## LOCATION

Nestled south of Warrington town centre, this upmarket village is surrounded by picturesque countryside. Located on what was once a Roman settlement, Stockton Heath has since been home to many notable residents, including film legend George Formby.

It now boasts an impressive selection of independent shops and boutiques and benefits from convenient amenities including a supermarket and post office. Residents also have a vast array of restaurants and bars on the doorstep, offering anything from a casual and relaxed setting to a more cosmopolitan night out.

The village is a sought-after location for families, thanks to the number of parks within easy walking distance and outstanding local schools. It is also ideal for young professionals who benefit from the excellent amenities and transport connections.

## DISTANCES

- |                          |                  |
|--------------------------|------------------|
| • Stockton Heath         | 6 minute walk    |
| • Walton Gardens         | 1 mile walk      |
| • Warrington Town Centre | 2 miles          |
| • Manchester Airport     | 14 miles via M56 |
| • Manchester City Centre | 19 miles via M56 |
| • Liverpool City Centre  | 21 miles via M62 |

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Tax Band:** E

**Tenure:** Freehold  
(to be confirmed by Solicitors.)

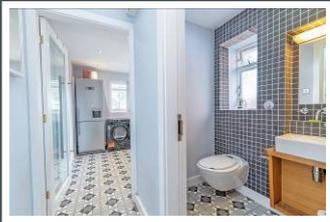
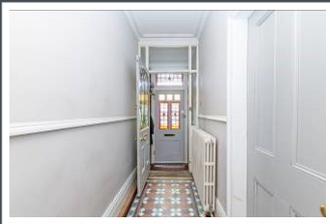
### **Contents, Fixtures and Fittings**

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







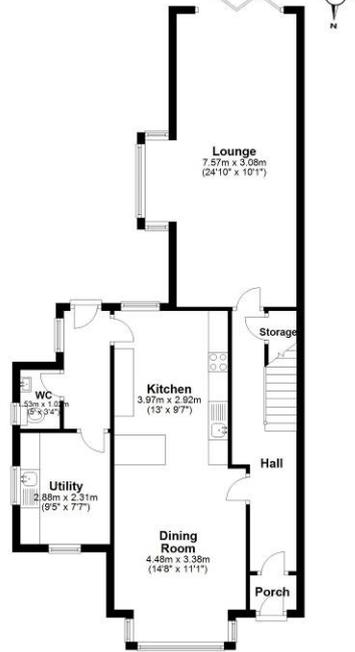


### IMPORTANT NOTICE:

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.

#### Ground Floor

Approx. 76.8 sq. metres (826.4 sq. feet)



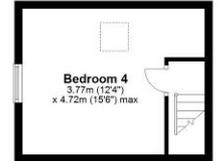
#### First Floor

Approx. 63.2 sq. metres (680.5 sq. feet)

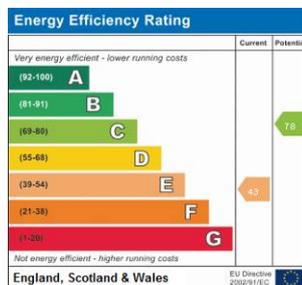


#### Loft Room

Approx. 17.5 sq. metres (188.5 sq. feet)



Total area: approx. 157.5 sq. metres (1695.5 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



**Mark Antony**

SALES & LETTINGS AGENTS

82 London Road, Stockton Heath, Warrington  
Office@MarkAntonyEstates.com

www.MarkAntonyEstates.com

Tel: **01925 267070**