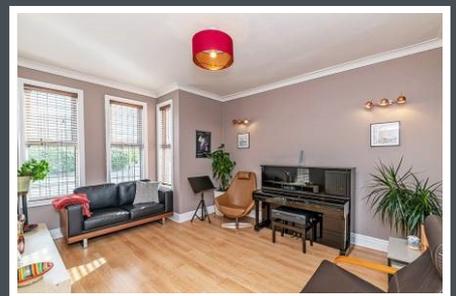




LOVE
YOUR NEXT
MOVE

Cross Lane, Grappenhall Warrington, Cheshire



Mark Antony

SALES & LETTINGS AGENTS

HIGHLIGHTS

- Semi Detached Home
- Two Reception Rooms
- Three Bedrooms
- Previously Extended
- Open Plan Living
- Great Location
- Light and Airy
- Private Garden
- Leasehold
- Driveway Parking

DESCRIPTION

A well-presented extended home, offering three bedrooms and situated in a desirable location of Grappenhall. This property celebrates a modern open plan living space benefiting from high ceilings, two reception rooms, and a large private garden. This is the perfect family home, and a true credit to its current owner.

Access into this home is via a hallway leading through to the lounge which benefits from a large front window. You are then led to the open plan kitchen/diner and family room. This space benefits from high ceilings and skylights, allowing natural light to flow through, making this room a great space for family time. The house also benefits from a basement, currently used as a study, and externally there is a converted outbuilding.

On the first floor, you are presented with two bedrooms and a shower room. Bedroom one benefits from a dressing room which was previously an en-suite. Bedroom three is the loft conversion, which is a versatile space and could also be used as a home office.

GARDEN

Sitting on a great-sized plot, this property enjoys an enviable position. The private garden is mainly a patio with pebbles to the rear and is boarded with mature plants and shrubbery. This well maintained garden is perfectly set up for green fingers. To the front of the house is a driveway suitable for multiple cars.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 4.79m x 3.56m
- Kitchen/ Dining Room 5.60m x 5.38m
- Family Room 2.51m x 4.22m

BASEMENT

- Study 3.36m x 5.05m
- Utility 2.56m x 3.24m

FIRST FLOOR

- Landing
- Bedroom One 4.79m x 4.38m
- Walk-in-Wardrobe 2.30m x 1.38m
- Bedroom Two 3.80m x 3.46m
- Shower Room 2.90m x 1.78m

LOFT ROOM

- Bedroom Three/ Office 4.91m x 5.38m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 36Mb (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 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.

DISTANCES

- | | |
|--------------------------|------------------|
| • Grappenhall Village | 20 minute walk |
| • Stockton Heath | 2 mile walk |
| • Warrington Town Centre | 2 miles |
| • Manchester Airport | 13 miles via M56 |
| • Manchester City Centre | 20 miles via M56 |
| • Liverpool City Centre | 26 miles via M62 |

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Tax Band: D

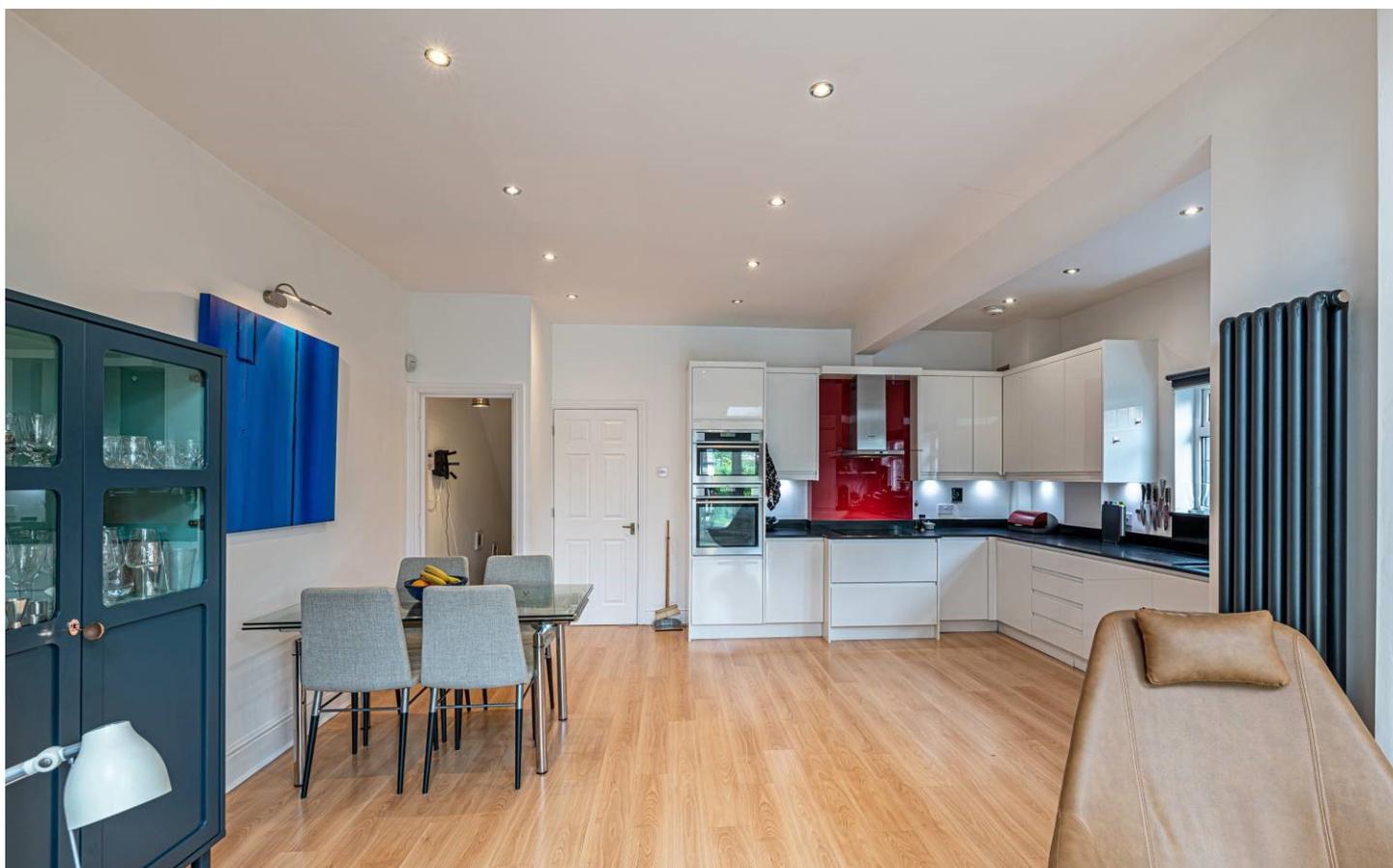
Ground Rent: £3pa

Lease Remaining: 874 Years

Tenure: Leasehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

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

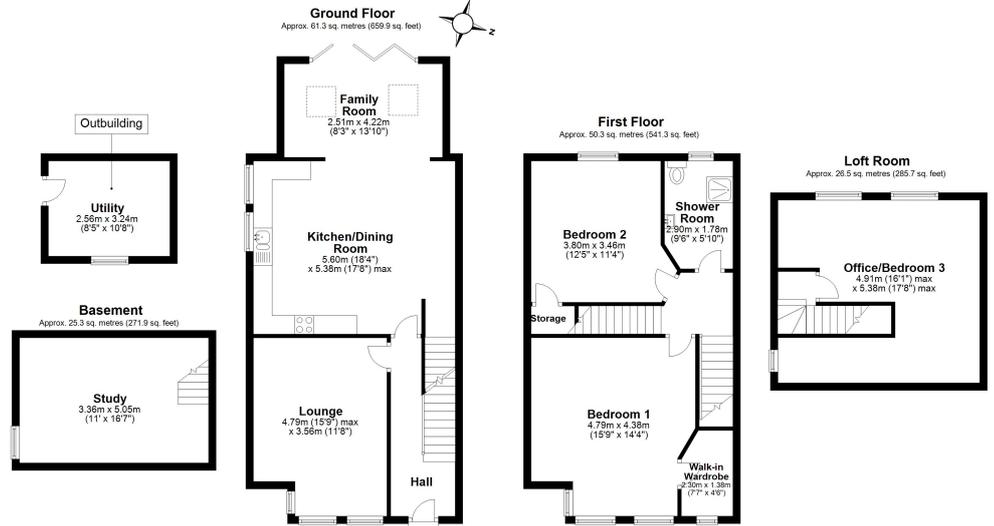




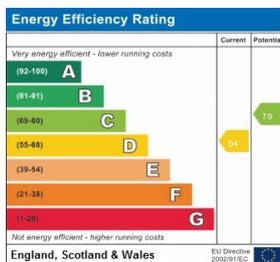
IMPORTANT NOTICE:

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. 163.4 sq. metres (1758.8 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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