



# Georges Crescent, Grappenhall Warrington, Cheshire



Offers Over

**£240,000**



mark antony

SALES & LETTING AGENTS



## HIGHLIGHTS

- Lovely Family Home
- Sought After Location
- Semi-Detached
- Versatile Living Space
- 3 Bedrooms
- Room to Extend
- Loft Room
- Beautiful Garden
- Driveway Parking
- EPC Rating: D



## DESCRIPTION

A perfect opportunity to purchase a delightful property in the highly sought after location of Grappenhall Village. This wonderful semi-detached home has been a much loved family home for many years. With three bedrooms, a spacious lounge, fitted kitchen with dining area, family bathroom and a beautiful garden with access to the park.

On a quiet road in Grappenhall Village this property is perfect for a growing family with plenty of scope to extend this would be a great forever home. The property offers versatile living space with a converted loft space and conservatory. The property has recently been externally rendered giving a durable weatherproof coating and a natural insulation.

## THE GARDENS

The property has a truly wonderful rear garden with a spacious patio area perfect for summer and a lovely area laid to lawn. Surrounded by fencing, mature shrubs and trees this garden is perfect for a family who want fantastic outdoor space. There is also access to the park at the rear of the property and to the driveway parking for multiple cars.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Porch
- Entrance Hall
- Lounge 5.0m x 3.2m
- Dining Kitchen 5.3m x 2.9m
- Conservatory 3.4m x 2.8m
- Storage

### FIRST FLOOR

- Landing
- Bedroom One 4.2m x 3.2m
- Bedroom Three 3.0m x 2.9m
- Bedroom Two 3.2m x 2.0m
- Bathroom 2.0m x 1.8m

### SECOND FLOOR

- Loft Room 6.2m x 3.5m

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water, Drainage
- Broadband Availability: Up to 32Mb (Via BT)

## LOCATION

The beautiful cobbled village of Grappenhall Village is close to boutique shopping, coffee shops, restaurants and bars in Stockton Heath. It is also within a pleasant walking distance to the the local walled gardens and cricket club. The area is surrounded by Cheshire countryside perfect for long walks and family cycling. The local primary school and high schools are within walking distance for children which consistently outperform most other schools in the area. Grappenhall Village is just a few minutes' drive to the M56 and M6 motorways for highly convenient road access to all neighbouring cities and beyond, and Manchester airport is just 20 minutes away.

## DISTANCES

- Stockton Heath 1.7 miles walk
- Walled Gardens 2 mile walk
- Warrington Town Centre 3 miles
- Manchester Airport 13 miles via M56
- Manchester City Centre 20 miles via M56
- Liverpool City Centre 27 miles via M56

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council  
**Council Tax Band:** A  
**Tenure:** Freehold  
(to be confirmed by Solicitors.)

### Contents, Fixtures and Fittings

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

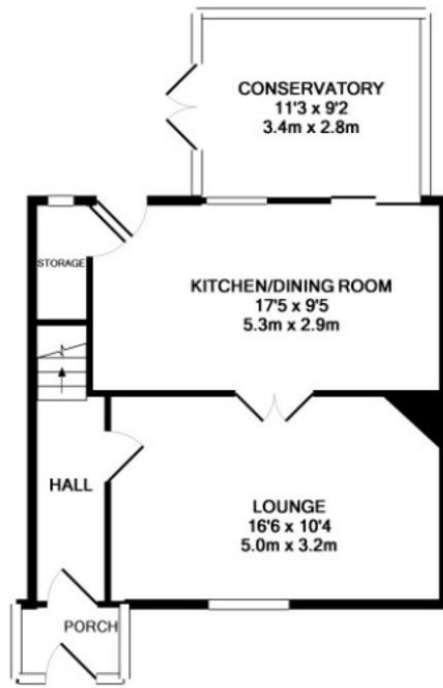






**IMPORTANT NOTICE:**

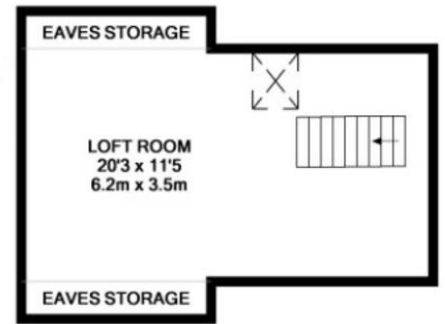
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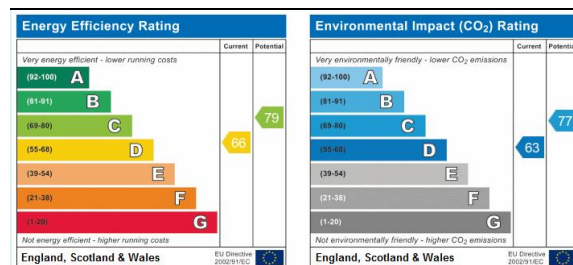
GROUND FLOOR



1ST FLOOR



2ND FLOOR



**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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