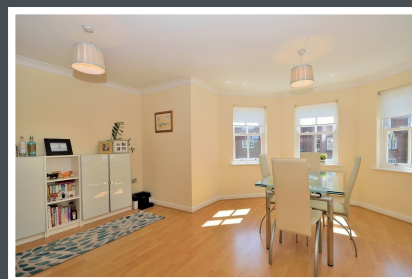
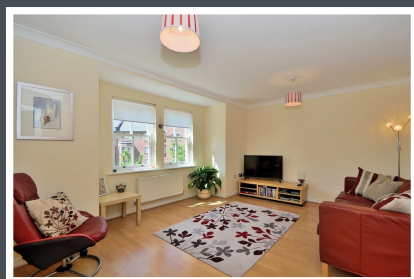




Keepers Road, Grappenhall Warrington, Cheshire



Asking Price Of
£190,000



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SALES & LETTING AGENTS

HIGHLIGHTS

- Stunning Apartment
- Contemporary Bathroom
- Two Bedrooms
- Sought After Location
- Two Reception Rooms
- Allocated Parking
- Attractive Views
- Intercom Access
- Modern Kitchen
- Gas Central Heating



DESCRIPTION

A fabulous apartment in the highly sought after area of Grappenhall Heys. There are two bedrooms with an en-suite to the master, a modern bathroom and a contemporary kitchen. The lounge is of a generous size and has a lovely bay window whilst the dining room has a beautiful turreted feature window. With stunning views this really is an attractive property in a popular location.

This lovely property is on the first floor and is accessed via a secure intercom system. There are two bedrooms, of which the master bedroom has an en-suite. The property benefits from an open plan lounge/kitchen/dining area has wood effect and tiled flooring throughout. Just off the hall you will also find a large modern three piece family bathroom with separate walk in shower.

EXTERNALLY

There is allocated parking for 1 car with additional parking for visitors and a secure intercom system for access



SUMMARY OF ACCOMMODATION

FIRST FLOOR

- Entrance Hall
- Lounge 4.1m x 4.6m
- Kitchen 2.4m x 3.7m
- Dining Room 4.7m x 4.4m
- Master bedroom 4.1m x 4.6m
- En-suite 2.3m x 1.3m
- Bedroom Two 3.3m x 2.3m
- Bathroom 3.3m x 4.0m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 76Mb (Via Sky)

LOCATION

Grappenhall Heys is a highly regarded semi-rural area, close to boutique shopping, coffee shops, restaurants, and bars in Stockton Heath. It is also within a pleasant walking distance to the beautiful cobbled village of Grappenhall via the local walled gardens and cricket club. Cheshire countryside surrounds the area, 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 Heys 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

- Grappenhall Heys Walled Gardens 0.2 mile walk
- Grappenhall Village 1.2 miles
- Stockton Heath 1.5 miles
- Warrington Town Centre 2.7 miles
- Manchester City Centre 21.3 miles via M56
- Liverpool City Centre 27.4 miles via M62



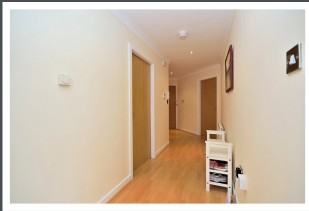
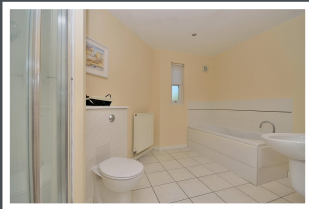
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: D
Ground Rent: tbc
Service Charges: tbc
Tenure: Leasehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

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





Ground Floor

Approx. 96.6 sq. metres (1039.8 sq. feet)

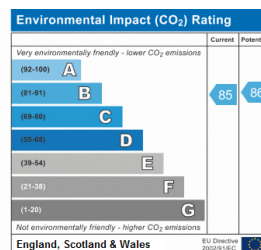
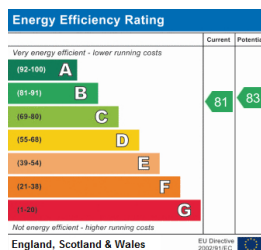


Total area: approx. 96.6 sq. metres (1039.8 sq. feet)



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.



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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