

# Grappenhall



GROUND & FIRST FLOOR EXTENSIONS TO SIDE & REAR | SUPER OPEN-PLAN Dining Kitchen & Family Room with APPLIANCES & BI-FOLDING Doors | UTILITY & Downstairs WC. | MASTER SUITE with DRESSING ROOM & EN-SUITE | LANDSCAPED Gardens & RESIN Drive. A rare opportunity to acquire an extended home providing enhanced accommodation on both the ground and first floors including an entrance porch, reception hall, lounge, dining kitchen and family room, utility, WC, master bedroom with en-suite and dressing room, three bedrooms and a family bathroom. Gardens and driveway parking.

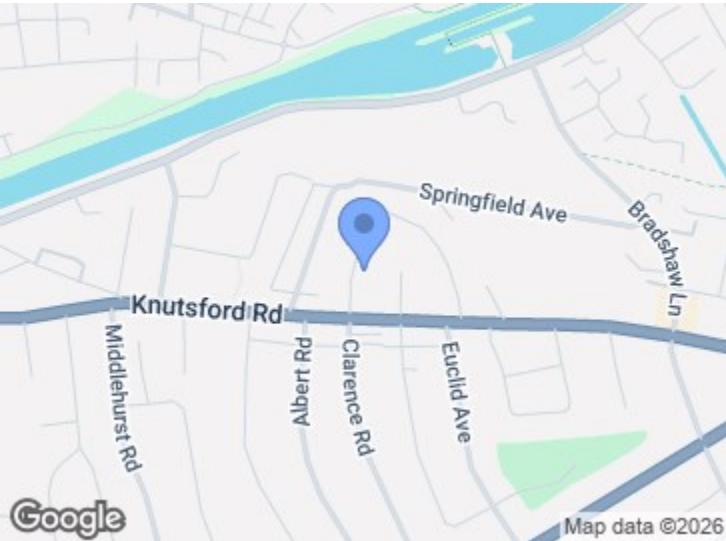
Offers In Excess Of £450,000

Tel: 01925 600 200

### Location

Grappenhall is a semi-rural village in Warrington Cheshire, within commuting distance to the Lymm junctions of the M6 & M56 motorways. Grappenhall borders the villages of Thelwall and Stockton Heath of which both have a selection of shops, The village is also sited between the 'Ship Canal' and the 'Bridgewater Canal' including attractive parkland, canals, streams and the 'Trans Pennine Trail' which all provide scenic walking, cycling and running routes.

Along with the church, the centre of the village contains two pubs, the Parr Arms and the Ram's Head, and St Wilfrid's Primary School. Bradshaw Community Primary School is located north of the village centre both of which are assessed favourably.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	80
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	



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# Grappenhall Windsor Drive



Situated off Knutsford Road, in what is a popular location, this much improved and extended semi-detached property boasts in what is becoming more unusual, two storey extensions to both the side and rear elevations resulting in excellent, well balanced family accommodation.

Notwithstanding the extra space, the house now offers an abundance of extra features including a super entrance reception which can be versatile in its use, a fantastic open-plan dining kitchen and family room featuring defined areas, breakfast bar, integrated appliances and bi-folding doors opening onto the garden. The 'stand-out' feature to which the majority of buyers are demanding. In addition, a utility and downstairs WC. again, a crucial requirement for the growing family and further space for those who work from home.

Occupying a generous plot with well proportioned gardens set into themed areas and a resin driveway, this traditional 1930s home affords accommodation presented over two storeys comprising an entrance porch, reception hall, lounge, open-plan dining kitchen and family room, utility and a downstairs WC. Upstairs, there is the master bedroom with dressing room and en-suite, three further bedrooms and a generous family bathroom. All in all, excellent accommodation.

## Accommodation

### Ground Floor

#### Entrance Porch

5'5" x 3'1" (1.67m x 0.96m)

Accessed through a composite front door with half moon frosted double glazed panel and frosted adjacent double glazed panels. Wood grained engineered flooring, panel effect walls to dado height, cloaks hooks, inset lighting and a door leading to the:

#### Entrance Vestibule

3'5" x 3'4" (1.05m x 1.03m)

A glazed door to the lounge and an opening into the:

#### Entrance Hall

10'5" x 9'3" (3.19m x 2.83m)

A welcoming and well proportioned reception with a continuation of the wood grained engineered flooring, panelled walls to dado height, staircase to the first floor with a glazed balustrade, PVC double glazed window to the front elevation and a central heating radiator.

#### Lounge

15'1" x 11'10" (4.62m x 3.63m)

Living flame coal effect gas fire set within a contemporary surround and matching hearth, vertical central heating radiator, PVC double glazed window to the front elevation and a glazed door to the:

#### Dining Kitchen & Family Room

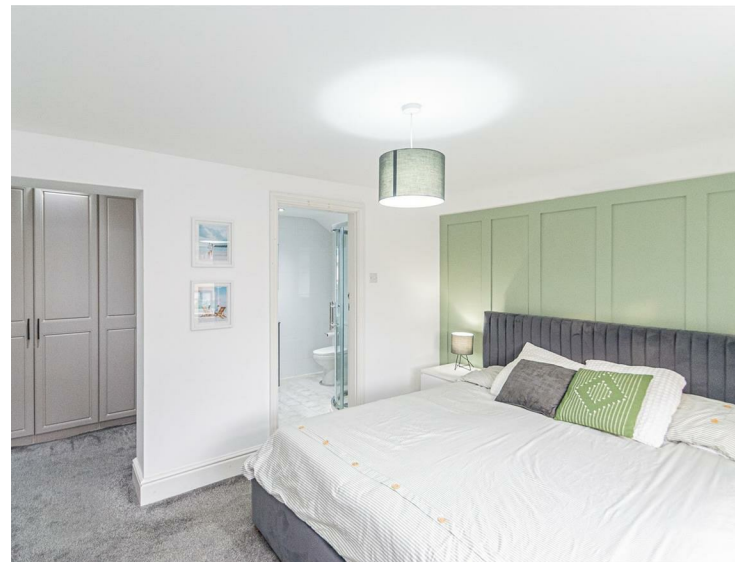
21'7" x 18'2" (6.59m x 5.55m)

A super open-plan area featuring a 'Shaker' style fitted kitchen comprising a range of matching base, drawer and eye level units with concealed lighting complemented with a breakfast bar providing seating for four. In addition, there are integrated appliances including a 'Rangemaster Classic 90' five ring burner cooker with a matching illuminated chimney extractor, fridge/freezer and dishwasher all complete with a 'Belfast'sink unit accompanied by a mixer tap set in a granite work surface. Splash back tiling, tiled flooring, inset lighting, PVC double glazed bi-folding doors and picture window overlooking the rear garden with remote control blinds, contemporary vertical central heating radiator and an understairs cupboard with louvred doors housing the electricity meter and consumer unit.

#### Utility Room

5'7" x 5'5" (1.71m x 1.67m)

Matching base and eye level unit, granite effect work surface with spaces for both a washing machine and dryer below and a wall mounted 'Worcester Greenstar 30i ErP' condensing combi boiler encased in the eye level unit. Inset lighting, tiled flooring, PVC double glazed door to the side elevation and a central heating radiator.



## WC.

5'6" x 2'6" (1.70m x 0.78m)

Two piece white suite including a pedestal wash hand basin with splash back tiling and a low level WC. Inset lighting, tiled flooring, PVC frosted double glazed window to the side elevation, central heating radiator with heated towel rail and an extractor fan.

## First Floor

### Landing

12'7" max x 8'11" max (3.86m max x 2.73m max)

Panelled walls to dado height, loft access via a pull-down ladder with light and part boarded, 'Velux' window providing natural light and a wall light point.

### Bedroom One

12'8" x 10'3" (3.87m x 3.14m)

Feature panelled wall in a pastel green, PVC double glazed window overlooking the rear and a central heating radiator.

### Dressing Room

6'0" x 5'8" (1.85m x 1.74m)

Fitted with two double wardrobes providing hanging and shelving space combined with a dressing table and inset lighting.

### En-Suite Shower Room

6'3" x 6'0" (1.91m x 1.85m)

Contemporary suite including a tiled cubicle with a thermostatic shower, wash hand basin set on a vanity unit with cupboard storage below and a low level WC. Tiled flooring with contrasting tiled walls, chrome central heating radiator, PVC frosted double glazed window to the side elevation and an extractor fan.

### Bedroom Two

14'1" x 11'6" (4.31m x 3.52m)

Range of fitted wardrobes to two walls providing hanging and shelving space complemented with matching base level cupboards giving further storage, two PVC double glazed windows to the front elevation and a double central heating radiator.

### Bedroom Three

10'4" x 8'5" (3.16m x 2.59m)

PVC double glazed window to the rear elevation and a central heating radiator.

### Bedroom Four

12'7" max x 6'1" (3.84m max x 1.87m)

PVC double glazed window to the front elevation and a central heating radiator.

### Bathroom

8'9" x 5'5" (2.68m x 1.67m)

White three piece suite including a panelled bath with a thermostatic shower above and both rain-shower and retractable heads complete with a feature tiled wall, wash hand basin set on a vanity unit with a chrome waterfall mixer tap, drawer storage below and an illuminated mirror above complete with a low level WC. Fully tiled walls with contrasting tiled flooring, chrome ladder heated towel rail and inset lighting.

## Outside

This very well proportioned, enclosed rear garden enjoys separate themed areas including a raised decked space with inbuilt lighting accessed immediately from the dining kitchen and family room. Ideal for the hardstanding of garden furniture, it is enhanced with further lighting and power points. From the decking, you take steps down to the artificial lawn which offers zero maintenance, however, a soft space for children to play, in addition to raised well stocked borders. The rear of the garden offers a flagged patio garden area again with raised borders and lighting. The front offers a resin driveway providing off road parking for two vehicles set adjacent to an artificial lawn set behind a waist high brick wall. To the side, there is a gate and a resin passage leading to the rear with power and lighting.

## Tenure

Leasehold, dated 20th November 1934 with a 'Term of 999 Years' from 29th September 1934 and an annual ground rent of £3,50.

## Council Tax

Band 'B' - £1,798.37 (2025/2026)

## Local Authority

Warrington Borough Council.

## Services

No tests have been made of main services, heating systems or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

## Postcode

WA4 2NU

## Possession

Vacant Possession upon Completion.

## Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.