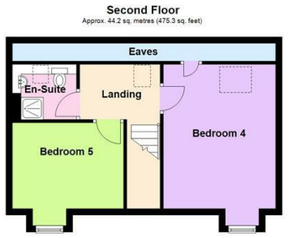
Grappenhall Heys





Total area: approx. 229.2 sq. metres (2467.6 sq. feet)

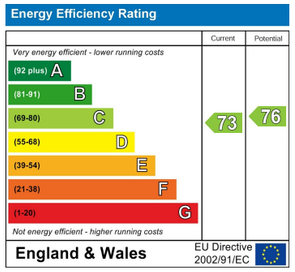


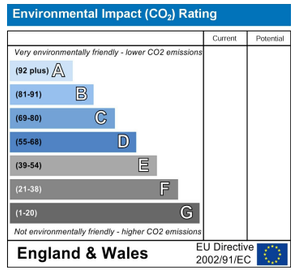


Location

Grappenhall Heys is a particularly attractive suburb nestled south of Warrington. The area boasts a picturesque and historic walled garden which once formed part of an estate built in 1830. The garden is now a community hub, home to a café, family attractions and a selection of regular events. The area itself is surrounded by scenic parkland and an abundance of public footpaths, providing ideal routes for walking and cycling. Grappenhall Heys also boasts a highly regarded primary school which has again been recently assessed by 'OFSTED as OUTSTANDING'. The suburb is also close to Stockton Heath, where there's a great selection of independent shops, bars, cafés and restaurants. Residents also benefit from excellent transport connections which are within easy reach of the M6 and M56.







IMMACULATELY Presented Double Fronted Home | Highly SOUGHT AFTER Location | EXTENSIVE Programme of Renovation & Improvements | Lounge with MEDIA WALL | OPEN-PLAN Dining Hall | REPLACED Dining Kitchen & Matching Utility | OUTDOOR Kitchen | GUEST ACCOMMODATION Above Garage. An INTERNAL VIEWING is essential to appreciate this 'Turn Key' property comprising three storey living including three reception rooms, cloakroom, dining kitchen, utility, five bedrooms, four bath/shower rooms. Landscaped gardens with outdoor kitchen, generous parking and double garage with a further bedroom / studio conversion above boasting en-suite facilities.

£825,000

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Grappenhall Heys
Keepers Road







Occupying an enviable plot, located on the fringe of the 'Grappenhall Heys' development built by 'Messrs Miller Homes'. The property whilst been under the ownership of the original proprietors has undergone a continuous and expansive programme of improvements including but not limited to:

A reconfiguration of the entrance hall and dining room resulting in an open plan space known as the 'dining hall' which is now ideal for the entertainment of larger numbers, the fitting of 'Portuguese Marble' tiling to the majority of the ground floor, lounge fitted with a stylish 'Media Wall' with a flat screen television recess, sound bar recess and a remote control living flame fire generating a most beautiful principal reception room, replacement dining kitchen and utility boasting a comprehensive range of integrated appliances including a 'Worcester' condensing boiler, garden room with an orangery roof, solid fuel burning stove and bi-folding doors, replacement soft furnishings, study fitted furniture, redecoration, external landscaping including the build of an external kitchen inclusive of appliances and the creation of a first floor studio / bedroom six and en-suite sited above the double garage with 'Building Regulation Approval'.

In brief the double fronted accommodation comprises a welcoming dining hall, cloakroom and WC, bay fronted lounge boasting a contemporary theme, open-plan dining kitchen finished in a high gloss complete with a comprehensive range of integrated appliances and breakfast bar, garden room, utility room whilst to the first floor, there is the landing with airing cupboard housing the 'Mega Flo' unvented hot water cylinders, master bedroom with dressing room and super en-suite, guest bedroom again with an en-suite, third bedroom / study with fitted furniture and family bathroom. The second floor includes two further bedrooms complete with another shower room.

Externally, there are landscaped gardens, outdoor kitchen, low maintenance garden featuring 'Indian Stone', large block paved driveway leading to the double garage which now has studio / further bedroom above with en-suite.

Accommodation

Ground Floor

Entrance
Approached by a stone flagged pathway with pillars and a wrought iron gate, in addition to courtesy lighting and a 'Composite' front door leading into the:

Dining Hall
15'5" max x 13'10" max (4.72m max x 4.24m max)
Redesigned open-plan space resulting from the original dining room and hall which now concludes a light and airy entertaining room featuring 'Portuguese Marble' tiling, double glazed sash bay window, staircase to the first floor with understairs cloaks, ceiling coving and a contemporary style central heating radiator.

WC.
8'6" x 3'6" (2.61m x 1.07m)
Tastefully appointed cloakroom & WC featuring a continuation of the 'Portuguese Marble' tiling. both a low level WC. and a wash hand basin complete with splash back tiling, frosted double glazed sash window to the side elevation and a contemporary style vertical central heating radiator.

Lounge
16'8" x 11'3" (5.09m x 3.44m)
Beautifully presented principal reception room boasting a 'Media Wall' with flat screen television recess, soundbar recess, adjacent shelving, all complete with a living flame, remote control fire set below. Double glazed sash bay window to the front elevation, two contemporary style central heating radiators and ceiling coving.

Dining Kitchen
20'11" x 12'4" (6.40m x 3.78m)
A stylish, contemporary fitted kitchen offering a range of matching base, drawer and eye level units finished in a high gloss grey featuring plinth lighting, wine rack and breakfast bar complete with a matching 'Quartz' surface. In addition, there are a fine collection of integrated appliances including a five ring 'Miele' gas hob with twin 'Smeg' ovens below and an 'Elica' angled cooker hood with lighting. In addition, there is a 'Smeg' microwave oven, steam oven and 'Bosch' dishwasher. Sunken sink unit set into the 'Quartz' surface with a 'Quooker' tap providing boiling, filtered, chilled, still and sparkling water. Furthermore, there is another range of matching units combined with an 'American' style fridge/freezer recess, coffee machine, an extra wine cooler and rack. Inset lighting, 'Portuguese Marble' tiling, ceiling coving, contemporary style matching central heating radiator and a seamless opening to the:

Garden Room
12'0" x 10'7" (3.66m x 3.23m)
This brick built room with a glazed roof creates a solid and warm space that blends a traditional room with a conservatory's brightness which complements the natural open-plan theme with a solid fuel burning stove vented out through the roof, acoustic wooden panelling, continuation of the 'Portuguese Marble' flooring, surround sound system, vertical central heating radiator, double glazed picture windows and bi-folding doors.

Utility Room
8'3" x 5'10" (2.53m x 1.79m)
Matching the kitchen, the utility is again comprehensively fitted including base, eye and full height units. Sunken sink unit with mixer set in the 'Quartz' work surface with matching splashback providing space for both a washing machine and dryer below all complete with a 'Worcester' condensing boiler fitted within the last couple of years. Continuation of the 'Portuguese Marble' tiled flooring, inset lighting, contemporary style central heating radiator and a double glazed door to the rear garden.

First Floor Landing
16'11" x 6'2" (5.18m x 1.89m)
Painted staircase to the second floor, double glazed sash window to the front aspect, contemporary style central heating radiator, ceiling coving and an airing cupboard housing the 'Mega Flo' unvented hot water cylinders.

Bedroom One
11'9" x 10'9" (3.59m x 3.29m)
Double glazed sash window to the front, ceiling coving, contemporary style central heating radiator and an opening to the:

Dressing Room
8'1" x 3'10" (2.48m x 1.17m)
Twin double wardrobes providing hanging and shelving space as well as entry to the:





En-Suite Shower Room
A most generously proportioned room featuring an oversized tiled cubicle with feature wall, thermostatic shower including both a rain-shower head and jets, wall hung wash hand basin and WC with integral shelving and display space. Further shelving storage ideal for towels, contemporary style central heating radiator, wood effect ceramic tile flooring with contrasting tiled walls, inset lighting, frosted double glazed sash window to the rear, extractor fan and a shavers point.

Bedroom Two
12'9" into wardrobe recess x 8'8" (3.89m into wardrobe recess x 2.66m)
Double wardrobe providing hanging and shelving space, double glazed sash window to the front elevation and a contemporary style central heating radiator.

En-Suite Shower Room
7'10" max x 4'8" (2.40m max x 1.43m)
Tiled cubicle with a feature wall, thermostatic shower and a rain-shower head, wall hung wash hand basin with a chrome mixer tap adjacent low WC. and display shelving. Wood effect ceramic tiled flooring with contrasting tiled walls, contemporary style central heating radiator and a shavers point.

Bedroom Three / Study
9'9" x 6'10" (2.99m x 2.09m)
Stylishly fitted with an oak surface providing a central work station, adjacent shelving, feature panelling, base level drawer storage all complete with a full height matching shelving unit. Double glazed sash window to the rear and a contemporary style central heating radiator.

Bathroom
7'4" x 5'5" (2.26m x 1.66m)
White suite including a tiled bath with a chrome mixer shower head, wall mounted wash hand basin mounted onto a feature tile wall again with chrome fittings complete with an adjacent low level WC. and a display service above. Tiled flooring and matching tiled walls to dado height, inset lighting, frosted double glazed sash window to the rear elevation, contemporary style central heating radiator and an extractor fan.

Second Floor Landing
8'3" x 5'8" (2.53m x 1.73m)
Double glazed 'Velux' window and a contemporary style central heating radiator.

Bedroom Four
16'7" x 11'9" (5.06m x 3.60m)
Dual aspect room with a double glazed sash window to the front and a 'Velux' window providing further light, inset lighting, loft access, eaves storage and a contemporary style central heating radiator.

Bedroom Five
11'5" x 10'6" (3.50m x 3.21m)
Double glazed sash window to the front elevation, inset lighting and a contemporary style central heating radiator.

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Shower Room
6'7" x 5'7" (2.01m x 1.72m)
Modern white suite comprising a tiled cubicle with a feature wall, thermostatic shower and a rain-shower head, wash hand basin with a chrome mixer tap all complete with a low level WC. Tiled walls with matching tiled flooring, inset lighting, double glazed 'Velux' window, contemporary style central heating radiator and an extractor fan.

Outside
The walled rear garden has seen the benefit programme of landscaping predominantly laid with 'Indian Stone', in addition to a lawned garden area complemented with well stocked borders. Furthermore, there is a cold water tap, external lighting and a timber gate with wrought iron detailing leading to the drive. OF PARTICULAR NOTE IS THE:

Outside Kitchen
12'9" x 6'11" (3.90m x 2.12m)
This timber framed construction has been hand built in oak and is worthy of special mention. Credit goes to our clients who have created this most sociable space including a 'Pizza Oven', Two Ring Gas Hob', 'Deep Fat Fryer' durable work surface, lighting and heating.

Double Garage
18'6" x 18'5" min (5.65m x 5.63m min)
The double garage has been subdivided to provided separate uses with internal access between. Vehicular access is provided by twin remote control up 'n' doors, in addition to pedestrian access to the side. Electrical consumer unit and a water heater for the first floor studio.

Bedroom Six / Studio
18'4" x 12'11" (5.59m x 3.96m)
This additional space with 'Building Regulation Approval' offers great versatility. Accessed via a spiral staircase through a frosted double door into an open plan space comprising 'Amtico' flooring, 'Google Smoke Detention System', twin double glazed sash windows to the front elevation, two wall mounted electric heaters, inset lighting and a door to the:

En-Suite Wet Room
7'5" x 4'10" (2.28m x 1.49m)
Wall mounted 'Triton' thermostatic shower, vanity wash hand basin and a low level WC. Inset lighting, tiled walls and flooring, extractor fan and immersion.

Tenure
Freehold.

Council Tax
Band 'G' £3,853.64 (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 3HD

Possession
Vacant Possession upon Completion.

Viewing
Strictly by prior appointment with Cowdel Clarke. 'Video Tours' can be viewed prior to physical inspections.