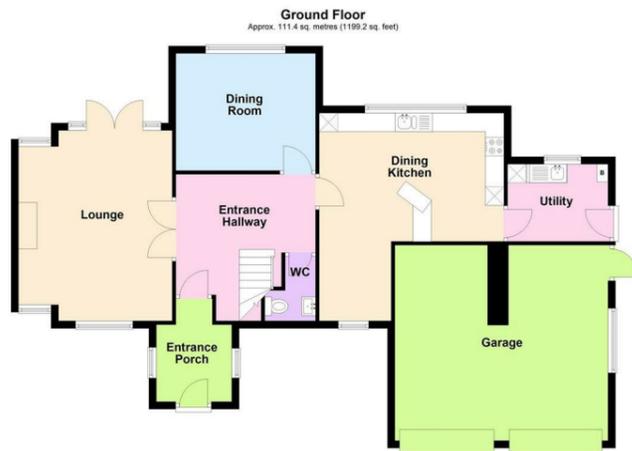


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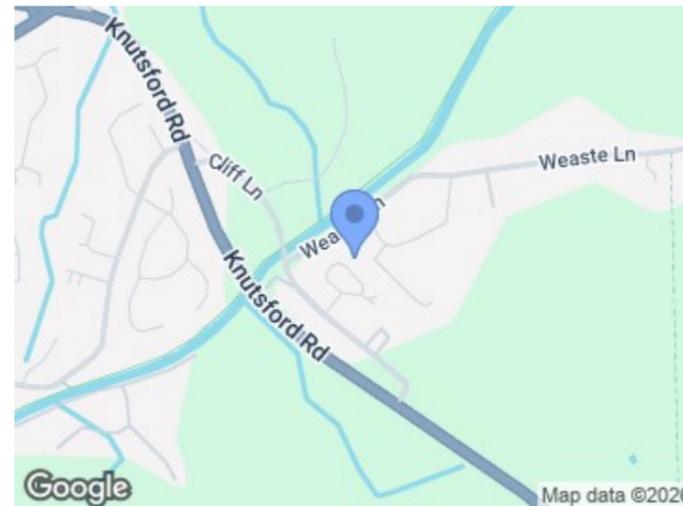


Total area: approx. 202.9 sq. metres (2183.5 sq. feet)



Location

Stoneleigh Gardens is situated in a delightful semi-rural setting next to the canal. For amenities the villages of Stockton Heath and Lymm are within close proximity and offer a selection of retail outlets, restaurants, bars, banks and building societies. For more comprehensive shopping needs the larger commercial town of Warrington is also readily accessible together with access to the M6/M56 motorway networks and subsequently to Manchester and Liverpool Airports.



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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



BOASTING SUPERB LOCATION | 4 DOUBLE BEDROOMS | FRESHLY RENOVATED | SPACIOUS ACCOMMODATION | NEW BATHROOMS & WC. This property offers beautifully presented accommodation presented over 2 storeys including an entrance hallway, WC, lounge, dining room, dining kitchen and utility whilst to the first floor there is the master bedroom with en-suite, second bedroom with dressing area, two further bedrooms and a bathroom. This property also benefits from an enclosed garden, double garage and driveway.

Grappenhall And Thelwall Stoneleigh Gardens



Accommodation

Ground Floor

Entrance Porch

Accessed through composite door, tiled flooring and open brick walls providing access to the;

Entrance Hallway

12'11" x 12'4" (3.951m x 3.769m)

Welcoming hallway, newly fitted carpets and gas central heating radiator.

WC

5'8" x 4'5" (1.728m x 1.370m)

Newly installed WC including a standing wash hand basin with chrome mixer taps and storage below, low-level WC, tiled walls and wood affect vinyl flooring further complimented with a ladder heated towel rail and double glazed window to the front elevation.

Lounge

16'10" x 14'5" (5.136m x 4.415)

A light and airy room featuring double glazed 'French' doors opening onto the garden complimented with double glazed windows to the front & rear elevation providing further light. Open brick feature fire place, TV & ethernet point and two gas central heating radiators.

Dining Room

12'4" x 10'4" (3.778m x 3.157m)

Newly fitted carpets, double glazed window to the rear elevation and gas central heating radiator.

Dining Kitchen

18'4" x 16'3" (5.603m x 4.976m)

Fitted with a range of base, drawer and eye level units complimented with appliance including a four ring hob, with tiled splash back, concealed extractor above and oven / grill to the side, fridge freezer and dishwasher. One and a half bowl stainless steel single sink drainer unit with a chrome mixer tap set in a contrasting work surface. Tiled flooring, double glazed windows to both the front & rear elevation and two gas central heating radiators.

Utility

8'10" x 6'10" (2.713m x 2.085m)

Continued tiled flooring, free standing 'BOSCH' washing machine, stainless steel sink drainer unit with Hot 'n' Cold chrome taps and tiled splashback. Wall Mounted 'WORCESTER GREENSTAR 36 CDI' boiler, double glazed window to the rear elevation, gas central heating radiator and composite door leading to side access and garden.



Dressing Room

12'5" x 8'11" (3.807m x 2.730m)

Newly fitted carpets and double glazed window to the side elevation.

Bedroom Three

16'4" x 8'9" (4.989m x 2.673m)

Newly fitted carpets, built in storage, double glazed windows to the rear elevation and gas central heating radiator.

Bedroom Four

12'4" x 10'5" (3.775m x 3.178m)

Newly fitted carpets, double glazed window to the rear elevation and gas central heating radiator.

Garage

19'1" x 17'3" (5.821m x 5.268m)

Vehicular access via two up 'n' over doors, electric consumer unit, light and power.

Outside

Enclosed garden & driveway.

Council Tax

Band 'G' - £3,853.64 (2025/2026)

Local Authority

Warrington Borough Council

Post Code

WA4 3LE

Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath.



First Floor

Bedroom One

16'11" x 10'10" (5.161m x 3.320m)

Featuring a front aspect with built in storage, two double glazed windows to the front and rear elevation, two gas central heating radiators, providing direct access to the;

En-Suite

11'5" x 6'4" (3.491m x 1.934m)

Newly installed, three piece suite including a standing shower with a chrome mixer taps and dual shower heads above, His 'n' Hers wash hand basins with illuminated mirror and a low level WC with a chrome 'push button' flush. Tiled walls and contrasting vinyl flooring, ladder heated towel rail and frosted double glazed window to the front elevation.

Bedroom Two

11'10" x 8'11" (3.629m x 2.719m)

Newly fitted carpets, built in single wardrobe, double glazed window to the front elevation, gas central heating radiator and door to access the;

