

Grappenhall



QUITE STUNNING | REFURBISHED & EXTENDED | OPEN-PLAN Dining Kitchen with CENTRE ISLAND | FAMILY Room EXTENSION & LANTERN | CONTEMPORARY FOUR Piece Bathroom with SLIPPER Bath | LANDSCAPED Rear Garden. A must 'TO VIEW', this special home comprises an entrance canopy, hall with excellent storage and cloakroom, lounge with feature fireplace, dining kitchen and family room whilst to the first floor, there are two double bedrooms and a fantastic bathroom.

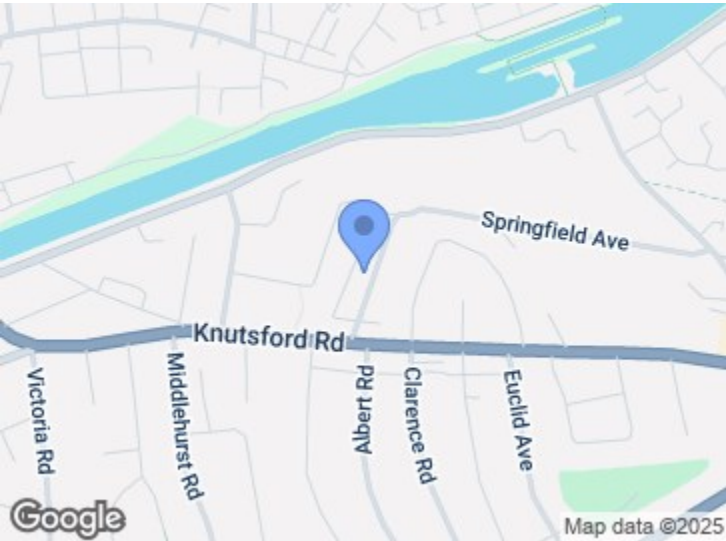
£295,000

Tel: 01925 600 200

Location

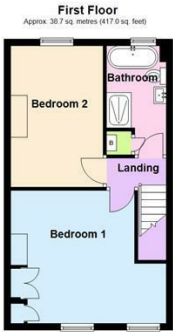
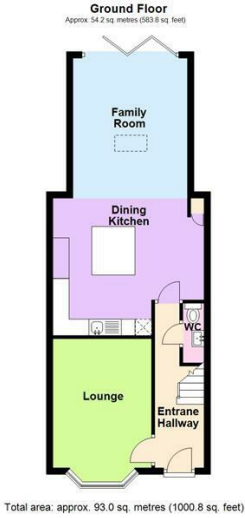
Grappenhall is a semi-rural village in Warrington Cheshire, within commuting distance to the Lymm junctions of the M6 & M56 motorways. Grappenhall borders the villages of Thelwall and Stockton Heath of which both have a selection of shops, The village is also sited between the 'Ship Canal' and the 'Bridgewater 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			
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			



Grappenhall Mayfield Road



Arguably one of the finest terraced homes to be offered 'For Sale' locally, this beautifully appointed home has undergone a transformation with no expense spared. Not only has there been a full refurbishment but the 'shining light' has to be the family room extension complete with lantern lighting and bi-folding doors.

Full of style, charm and character, this turn of the 20th century home has benefitted from the following improvements including but not limited to a single storey extension to the rear, replacement kitchen with centre island and exposed brick feature, introduction of a ground floor WC & cloakroom, restored flooring, replacement doors, periodic reflective central heating radiators, contemporary four piece bathroom suite with 'slipper' bath and a memorable kitchen.

DON'T LOSE OUT, the accommodation comprises an entrance canopy, hall, cloakroom & WC, lounge, dining kitchen and family room whilst to the first floor there are two bedrooms and a fantastic bathroom. Externally, there are landscaped gardens, tiling, artificial grass and a brick outhouse.

Accommodation

Ground Floor

Entrance Canopy

Entrance Hallway

16'7" x 3'1" (5.07m x 0.95m)

Accessed through a 'Composite' front door with a frosted double glazed panel inset into a charming reception featuring painted floorboards, deep skirting boards and a period reflective central heating radiator. Staircase to the first floor with both a pull-out storage below adjacent to space for the dryer complete with a meter cupboard housing the electricity meter and consumer unit.

Cloakroom & WC

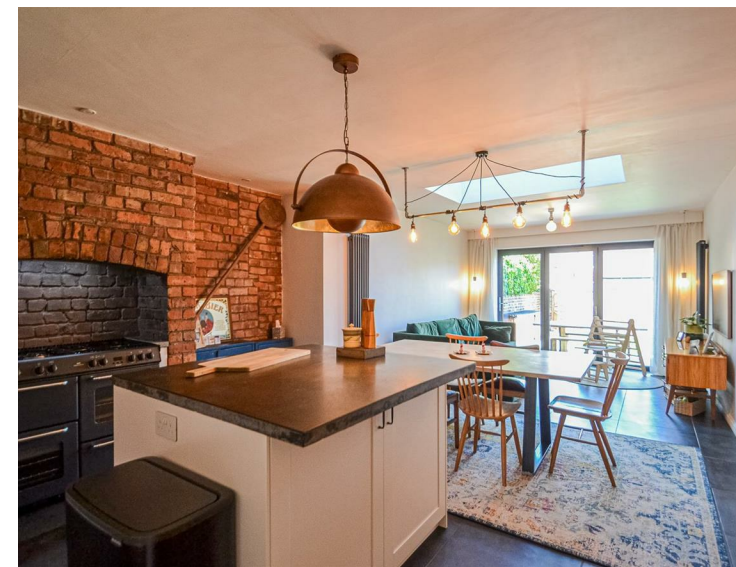
6'0" x 2'1" (1.84m x 0.65m)

Two piece suite including a low level WC and a wash hand basin with a chrome mixer tap complete with splash back tiling. A continuation of the painted wooden flooring and a cloaks facility.

Lounge

15'2" x 10'0" (4.63m x 3.05m)

Striking recessed chimney breast with an exposed brick inset and surround complete with a contrasting tile hearth. Polished wooden flooring, period reflective central heating radiator, picture rail and a PVC double glazed bay window to the front elevation.



Dining Kitchen

15'4" x 13'10" (4.69m x 4.23m)

Boasting an exposed brick theme, this characterful heartbeat of the home enjoys a range of matching shaker style base level units, in addition to a matching centre island providing a breakfast bar facility, further cupboard space, deep drawer storage and a spice rack cupboard complete with a polished concrete surface. One and a half bowl stainless steel sunken sink unit with a matt black mixer tap set in a polished concrete work surface with an exposed brick splashback. Complemented the kitchen are a fine range of appliances including a 'New World' 7 ring burner cooker set into an exposed brick chimney breast with an illuminated extractor, refrigerator, freezer and dishwasher. Matching concrete effect tiled flooring, inset lighting, floor to ceiling cupboard and an opening to the:

Family Room

13'9" x 11'6" (4.21m x 3.53m)

This single storey extension features a raised roof lantern providing extra natural light whilst also featuring a continuation of the concrete effect tile flooring, aluminium double glazed bi-folding doors opening out onto the garden and two contemporary vertical central heating radiators.

First Floor

Landing

5'10" x 2'9" (1.79m x 0.84m)

Bedroom One

15'3" x 13'0" (4.65m x 3.97m)

Fitted double wardrobe providing hanging space with an adjacent shelving unit both with cupboards above set adjacent to a recessed chimney breast with a tile hearth. Period reflective central heating radiator, ceiling coving and two PVC double glazed windows to the front elevation.

Bedroom Two

13'10" x 9'1" (4.23m x 2.77m)

Period reflective central heating radiator, ceiling coving and a PVC double glazed window to the rear elevation.

Bathroom

10'7" x 5'10" (3.25m x 1.79m)

Contemporary four piece suite feature a freestanding 'slipper' bath with a matt black wall mounted mixer tap, wash hand basin again with a matt black mixer tap set on a wooden vanity unit with storage below, tiled splashback and an illuminated mirror above, wet wall panelled cubicle with a thermostatic shower and matt black rain-shower head all complete with a low level WC. Period reflective central heating radiator, part tiled walls to dado height with contrasting slate effect tiled flooring, storage cupboard housing the 'Glow-worm betacom, 28' gas boiler, PVC frosted double glazed window to the rear elevation and an extractor fan.

Outside

Landscaped walled rear garden including a stone tiled patio area ideal for the hardstanding of garden furniture leading to an artificial grassed area with gravelled borders. To the rear, there is a brick outhouse providing storage with wall lighting complete with a courtesy gate to the rear and a cold water tap. The front includes a flagged pathway set adjacent to a matching garden set behind a dwarf brick wall.

Tenure

Freehold.

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 2NP

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.