

Grappenhall



TRUE BUNGALOW in POPULAR GRAPPENHALL Location | Generous CORNER PLOT | TWO Reception Rooms | TWO Double Bedrooms with WARDROBES | DRIVEWAY & TANDEM Garage. Standing in landscaped gardens with accommodation comprising a porch, hall, lounge with feature fireplace, fitted kitchen, conservatory, two bedrooms and a bathroom.

Guide Price £300,000

Tel: 01925 600 200

Location

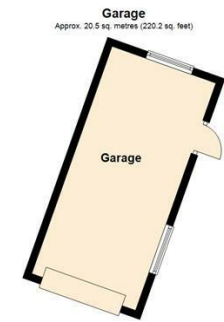
Grappenhall is a semi-rural village in Warrington Cheshire, within commuting distance to the Lymm junctions of the M6 & M56 motorways. Grappenhall borders the villages of Thelwall and Stockton Heath of which both have a selection of shops. The village is also sited between the 'Ship Canal' and the 'Bridgewater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



Total area: approx. 93.2 sq. metres (1003.5 sq. feet)



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Grappenhall Marlfield Road



This semi-detached true bungalow Occupies a generous corner plot fronting onto 'Marlfield Road' whilst the driveway and garage are accessed from 'Hallcroft Place' offering well proportioned accommodation including an entrance porch accessed via PVC double glazed doors with 'Quarry' tiled flooring which in turn leads to the reception hall, lounge with feature fireplace, kitchen fitted with medium oak fronted units, conservatory, two double bedrooms both with wardrobes and a three piece bathroom suite. Externally, lawned gardens, flagged courtyard, driveway and a tandem garage.

Accommodation

Ground Floor

Entrance Porch

3'4" x 2'2" (1.02m x 0.67m)

Accessed through PVC frosted double glazed doors with a matching panel above providing further lighting, 'Quarry' tiled flooring and a further frosted glazed door leading to the:

Entrance Hall

11'6" max x 8'6" max (3.51m max x 2.60m max)

Alight and airy reception with laminate flooring, dado rail, loft access, ceiling coving, central heating radiator and a meter cupboard housing the electric meter and consumer unit.

Lounge

17'10" x 12'0" (5.46m x 3.67m)

A very well proportioned room with a living flame coal effect gas fire with a tile inset, hearth and a carved surround, laminate flooring, ceiling coving, dado rail, PVC double glazed window to the front elevation and a central heating radiator.

Kitchen

10'3" x 8'10" (3.14m x 2.71m)

Fitted with a range of oak fronted base, drawer and eye level units complemented by display cabinets, pelmet lighting, corner display shelving, four ring gas hob with oven below and an illuminated extractor hood. Stainless steel, single sink drainer unit with mixer tap set in a heat resistant roll edge work surface, ample space for freestanding appliances, wall mounted 'Main Eco Compact' combination boiler, tiled walls, spot lights, PVC double glazed window to the side elevation, central heating radiator and a PVC double glazed door leading to the:



Conservatory

8'2" x 8'0" (2.51m x 2.46m)

PVC double glazed 'French' doors leading to the rear courtyard with matching adjacent panels, further PVC double glazed windows to both side elevations, laminate flooring and a ceiling fan.

Bedroom One

13'3" x 12'0" (4.05m x 3.67m)

A row of fitted wardrobes providing hanging and shelving space with sliding mirrored doors, laminate flooring, ceiling coving, PVC double glazed window to the rear elevation and a central heating radiator.

Bedroom Two

10'5" x 10'4" (3.20m x 3.16m)

Double wardrobe providing hanging and shelving space with sliding mirrored doors, laminate flooring, ceiling coving, PVC double glazed window to the front elevation and a central heating radiator.

Bathroom

6'7" x 5'6" (2.01m x 1.70m)

White three piece suite including a panelled bath with a thermostatic shower above, curtain and mixer shower head, pedestal wash hand basin and a low level WC. Wall mounted mirrored cabinet, fully tiled walls, laminate flooring, PVC frosted double glazed window to the side elevation and a central heating radiator.

Outside

To the rear, there is an enclosed westerly facing flagged courtyard garden with gravelled borders, cold water tap, lighting and a gate providing access to the side and front elevations. As the property occupies a corner plot, the driveway is access from 'Hallcroft Place' adjacent to lawned gardens which in turn neighbour further lawned gardens to the front set behind a dwarf brick wall and hedgerow.

Garage

21'8" x 10'0" (6.61m x 3.06m)

Generous tandem garage providing vehicular access via an up 'n' over door and pedestrian access via a courtesy door to the side. PVC double glazed window to the rear and a further window to the side elevation.

Tenure

Freehold.

Council Tax

Band 'C' - £2,055.27 (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 2JT

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.

