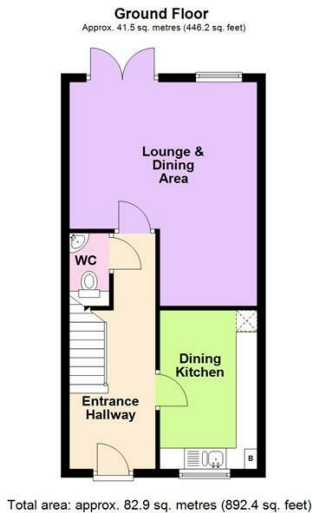


Grappenhall Heys

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		86	
(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	



Recently Built by Messrs 'ROWLAND HOMES' in the 'GLADSTONE' Design | Situated on the Former 'GRAPPENHALL HEYS ESTATE' | Dining Kitchen with 'ZANUSSI' Appliances | LIGHT & AIRY Lounge & Dining Room with 'FRENCH' Doors to the Garden | THREE Bedrooms. This classical style semi-detached home comprises a particularly well proportioned entrance hall with WC, open-plan lounge and dining room, fitted dining kitchen, three bedrooms and a white family bathroom. Turfed gardens and driveway parking.

Grappenhall Heys Benvarden Gardens



Inspired by the historic charm of the Grappenhall Heys Estate which once embraced the immediate area, the homes at Lichfield Grange have been designed to provide elegant country living, displaying classical facades and perfectly proportioned frontages.

Built by Messrs 'Rowland Homes' to the 'Gladstone' design, This stylish three bedroom home will appeal to first-time buyers, couples and families looking for a little extra space. Off the entrance hall is a contemporary fully fitted kitchen, while at the rear of the home is a bright and airy open plan lounge/dining room with French doors leading out to the garden. The ground floor is completed by a handy WC. Upstairs is a large master bedroom complete with useful storage. Two further bedrooms – one double and one single – share a modern family bathroom.

Externally, the gardens are turfed with timber fencing, paved pathways and a tarmac driveway for two cars. What's more, these homes are covered by a ten year NHBC building warranty.

Accommodation

Ground Floor

Entrance Canopy

Timber framed and tiled canopy with courtesy lighting and a composite front door with a frosted double glazed panel leading into the:

Entrance Hallway

18'5" x 6'9" (5.63m x 2.06m)

A generously proportioned reception with wood effect cushioned vinyl flooring, staircase to the first floor, electric consumer unit and a central heating radiator.

Cloakroom & WC.

5'8" x 3'1" (1.74m x 0.96m)

White two piece, contemporary suite including a pedestal wash hand basin with a tiled splashback and a low level WC. with a chrome coloured push-button flush. A continuation of the wood effect cushioned vinyl flooring, central heating radiator and an extractor fan.

Lounge & Dining Area

17'6" max x 14'9" (5.35m max x 4.51m)

Alight and airy room overlooking the garden via PVC double glazed 'French' doors and a matching adjacent window, continuation of the wood effect cushioned vinyl flooring and two central heating radiators.



Bedroom Two

13'0" x 7'8" (3.97m x 2.36m)

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

Bedroom Three

9'10" x 7'3" (3.02m x 2.21m)

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

Bathroom

7'8" x 6'3" (2.34m x 1.93m)

A contemporary white suite including a panelled bath with a mixer shower head above and screen, wash hand basin with a chrome mixer tap and a low level WC with a chrome coloured push-button flush and display shelving above. Wood effect cushioned vinyl flooring, part tiled walls, inset lighting, chrome ladder heated towel rail and a PVC frosted double glazed window to the side elevation.



Outside

The enclosed, fenced rear garden is predominantly laid to lawn with a flagged pathway stretching along the rear and side of the property. The front enjoys an open-plan lawned garden with a flagged pathway running from the driveway to the front door. In addition, there is a tarmac driveway continuing along the side providing off road parking for two vehicles set adjacent to mature shrubbery. Both meter cupboards and a cold water tap.

Tenure

Freehold.

Service Charge

£213.36 payable per annum to Lichfield Management Company.

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 3EB

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.

Dining Kitchen

12'4" x 7'7" (3.77m x 2.33m)

Fitted with a range of matching base, drawer and eye level units presented in a matt cream finish complemented with integrated appliances including a four ring gas hob with splashback, oven/grill below and an illuminated chimney extractor above, fridge/freezer and dishwasher. One and a half bowl stainless steel, single sink drainer unit with mixer tap set in a heat resistant, roll edge work surface with matching splashback. Further eye level cupboard housing the wall mounted 'Baxi Assure' combination gas boiler which has recently been serviced, continuation of the wood effect cushioned vinyl flooring, inset lighting, PVC double glazed window to the front elevation and a central heating radiator.

First Floor

Landing

9'6" x 6'8" (2.91m x 2.05m)

Loft access

Bedroom One

14'9" x 10'2" (4.50m x 3.12m)

Storage cupboard housing the control valves for the central heating zones and the full fibre connection point, two PVC double glazed windows to the front elevation and a central heating radiator.