Grappenhall

Bay Fronted 'EDWARDIAN' Home | POPULAR & COVENIENT Location | Blend of CHARACTER & MODERN LIVING | SIZEABLE WESTERLY Rear Garden | 'PERMIT' Parking. Situated on this sought after row with accommodation comprising an entrance canopy, porch, hall, lounge with feature fireplace and shutters, dining room, kitchen, two bedrooms and a bathroom. Externally, courtyard, lawned garden and 'Permit' parking.

Offers In Excess Of £275,000

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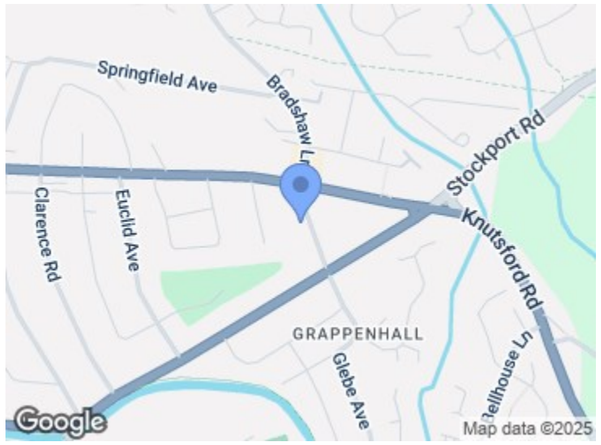
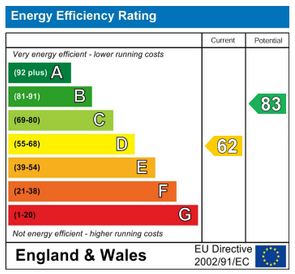
Location

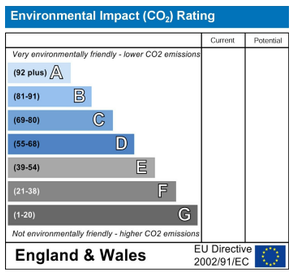
Grappenhall is a semi-rural village in Warrington Cheshire, within commuting distance to the Lymm junctions of the M6 & M56 motorways. Grappenhall borders the villages of Thelwall and Stockton Heath of which both have a selection of shops. The village is also sited between the 'Ship Canal' and the 'Bridgewater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

Total area: approx. 88.7 sq. metres (954.4 sq. feet)







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Grappenhall
East View

Full of charm and character, this bay fronted 'Edwardian' terrace house has been a happy home for a number of years and only now is proving the right time to 'pass the baton'.

Worthy of particular note is the plot size to the rear, thus, enjoying a rear garden with a greater width which when combined with the westerly orientation results in a very well proportioned 'sun trap' when afforded the luxury.

In addition, the property has been sympathetically improved including the installation of shutters and a re-fitted bathroom suite along with a feature fireplace and 'Permit Parking'.

Conveniently located for everyday needs, commuter links and local schools, this attractive home offers many period features and boasts accommodation including an entrance canopy with decorative carving, porch with 'Quarry' tiled flooring, hall with staircase to the first floor, bay fronted lounge with a feature fireplace, dining room, generous kitchen, two bedrooms and a bathroom. Sizeable gardens and 'Permit Parking'.

Accommodation

Ground Floor

Entrance Canopy
5'9" x 1'11" (1.77m x 0.59m)
Featuring carved wooden detailing with wall lighting and an original style glazed panelled door leading to the:

Entrance Porch
3'2" x 2'3" (0.98m x 0.69m)
'Quarry' tiled flooring and a stained glass, frosted, leaded glazed door leading to the:

Entrance Hallway
12'4" x 3'0" (3.78m x 0.93m)
Wood grain effect engineered flooring and a staircase to the first floor.

Lounge
13'9" x 10'9" (4.21m x 3.30m)
Cast iron fireplace with a living flame coal effect gas fire, decorative tile inset, hearth and a matching surround, sash window set within a bay with shutters, ceiling coving, double central heating radiator, cupboard housing the electricity meter and an archway to the:

Dining Room
12'3" x 11'6" (3.74m x 3.53m)
Continuation of the wood grain effect engineered flooring, PVC double glazed window to the rear with shutters, ceiling coving and a double central heating radiator.

Kitchen
16'0" x 7'11" (4.89m x 2.42m)
Fitted with a range of matching base, drawer and eye level units in a high gloss finish complimented with integrated appliances including a four ring gas hob with an oven & grill below and a chimney extractor above, fridge/freezer. dishwasher and a washing machine. One and a half bowl enamelled sink unit with a chrome mixer tap set in a heat resistant, roll edge work surface with tiled splashback, inset lighting, wood grain effect engineered flooring, two PVC double glazed windows to the side elevation combined with a PVC double glazed door again to the side elevation and under the stairs storage.

First Floor

Landing
12'3" x 5'2" (3.75m x 1.58m)
Boarded loft access via a pull-down ladder with lighting and ceiling coving.

Bedroom One
14'1" x 11'7" (4.31m x 3.55m)
Located to the front with two PVC double glazed windows including shutters, ceiling coving and a double central heating radiator.

Bedroom Two
12'3" x 8'10" (3.75m x 2.71m)
Located to the rear with a PVC double glazed window and a central heating radiator.

Bathroom
9'2" x 7'3" (2.80m x 2.23m)
White modern three piece suite including a panelled bath with a thermostatic shower above and screen, wash hand basin set on a vanity unit with a chrome mixer tap and drawer storage below complete with a low level WC. Tile effect, cushioned vinyl flooring, tiled walls with decorative feature tiling, inset lighting set into a panelled ceiling, shavers point, PVC frosted double glazed window to the rear elevation and a central heating radiator.

Rear Courtyard & Gardens
Accessed from the kitchen, the stone flagged courtyard includes a cold water tap, lighting and access to the boiler room. Beyond the courtyard, there is a common right of way for neighbouring property to access the end of terrace combined with a further brick outhouse providing further storage. In addition to the courtyard, there is an enclosed fenced garden predominantly laid to lawn with a further patio area ideal for the hardstanding of garden furniture. The front enjoys a terrace style garden set behind a dwarf brick wall accessed through a wrought iron gate which leads to the front door.

Boiler Room
5'4" x 3'0" (1.63m x 0.93m)
Wall mounted boiler.

Tenure
Freehold.

Council Tax
Band 'C' - £1,956.58 (2024/2025)

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 2QH

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.