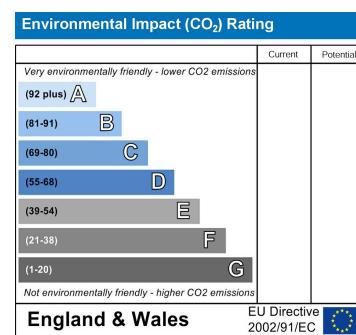
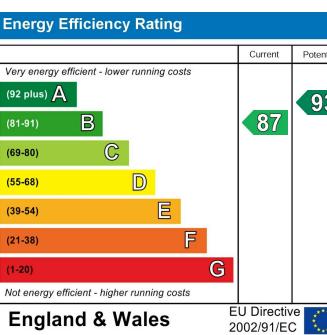


**Location**

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.


[www.cowdelclarke.com](http://www.cowdelclarke.com)

# Grappenhall Heys



IMMACULATE 'Rowland Homes' Detached Home | Overlooking 'PROTECTED WOODS' | SUPERB OPEN-PLAN Breakfast Kitchen, Dining Area & Family Room OPENING ON TO THE GARDEN | 'AMTICO' Flooring & SHUTTERS | TWO Further RECEPTION Rooms, FIVE DOUBLE Bedrooms & THREE Bathrooms/ Shower Rooms. Occupying a picturesque setting overlooking the woods, this double fronted detached property boasts three storey accommodation including an entrance hallway, WC, lounge, study/snug, breakfast kitchen, dining area and family room whilst to the first floor, there are three double bedrooms, en-suite and dressing room to the master and a family bathroom. The second floor includes two further double bedrooms and a shower room. South facing gardens, generous driveway parking and a double garage.

**£765,000**

# Grappenhall Heys Benvarden Gardens



## Accommodation

### Entrance Canopy

Courtesy lighting and a frosted double glazed 'Composite' front door leading to the:

### Entrance Hallway

13'8" x 6'4" (4.18m x 1.94m)

A bright and airy reception boasting 'Amtico' flooring combined with a staircase to the first floor featuring a painted balustrade and spindles.

### WC

6'1" x 3'4" (1.87m x 1.02m)

Featuring a continuation of the 'Amtico' flooring, this suite comprises a low level WC with a chrome 'push-button' flush combined with a pedestal wash hand basin with splash back tiling and chrome mixer tap. Inset lighting and an extractor fan.

### Lounge

17'8" x 12'1" (5.40m x 3.69m)

PVC double glazed square bay windows with shutters overlooking the woods and two central heating radiators.

### Study / Snug

10'0" x 9'7" (3.07m x 2.94m)

Continuation of the 'Amtico' flooring, PVC double glazed bay window with shutters overlooking the woods and a central heating radiator.

### Breakfast Kitchen, Dining Area & Family Room

29'7" x 14'11" (9.02m x 4.55m)

A superb open-plan room comprising a range of matching base, drawer and eye level units finished in a high gloss mocha colour complemented with majority AEG integrated appliances including a four ring induction hob with an illuminated chimney extractor above, microwave oven, oven and grill, fridge/freezer and dishwasher. Furthermore, there is a breakfast bar providing seating for four persons in addition to a sunken sink unit set within a 'Quartz' work surface with matching splashback and 'Quooker' tap.

Moreover, there is a beautifully appointed media unit fitted with glazed display cabinets, storage cupboards, recesses for both the television and soundbar, continuation of the 'Amtico' flooring, PVC double glazed 'French' doors with shutters and matching adjacent panels opening out on to the rear garden, further PVC double glazed window again with shutters overlooking the rear, inset lighting, three central heating radiators and an understairs storage cupboard again with a continuation of the 'Amtico' flooring and the entry point for the broadband.

### Utility Room

6'5" x 6'1" (1.98m x 1.86m)

Stainless steel single sink drainer unit with mixer tap set in a 'Quartz' work surface with matching splashback and space for a washing machine and dryer below combined with a matching base level unit. Wall mounted 'Baxi Assure' gas boiler, continuation of the 'Amtico' flooring, frosted double glazed door opening on to the side, electric consumer unit and a central heating radiator.

### First Floor

#### Landing

16'11" x 10'4" max (5.16m x 3.16m max)

Staircase to the second floor, PVC double glazed window with shutters overlooking the woods and a central heating radiator.

### Bedroom One

12'6" x 12'1" (3.82m x 3.69m)

PVC double glazed window with shutters overlooking the woods and two central heating radiators.



## Second Floor

### Landing

13'3" max x 6'3" (4.06m max x 1.91m)

Loft access and a central heating radiator.

### Bedroom Four

19'1" x 12'4" max (5.83m x 3.76m max)

A bright and airy double room including a double glazed 'Velux' window combined with a PVC double glazed window overlooking the front, fitted wardrobes providing hanging and shelving space and two central heating radiators.

### Bedroom Five

19'1" x 10'5" (5.84m x 3.20m)

Again a bright and airy double room with both a double glazed 'Velux' window and a PVC double glazed window overlooking the front, fitted wardrobes providing hanging and shelving space and two central heating radiators.

### Shower Room

8'1" x 7'7" (2.47m x 2.33m)

A further contemporary suite including a tiled cubicle housing a thermostatic shower with both rain-shower and retractable heads, wash hand basin with a chrome mixer tap set adjacent to a low level WC. both of which are plumbed into a tiled wall with display shelving and a mirror above. Tile effect 'Amtico' flooring, chrome ladder heated towel rail, inset lighting, double glazed 'Velux' window and a shavers point.

### Outside

#### Tenure

Freehold.

#### Service Charge

£232.09 payable per annum to HML PM Ltd.

#### Council Tax

Band 'G' £3,853.64 (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.

### Dressing Room

8'3" x 5'4" (2.54m x 1.63m)

Twin double wardrobes with 'Crittall Style' black steel framed mirrored sliding doors providing hanging, shelving and drawer space.

### En-Suite Shower Room

8'9" x 6'1" (2.68m x 1.87m)

Contemporary suite including a tiled cubicle with a thermostatic shower including both rain-shower and retractable heads, wash hand basin with a chrome mixer tap and an adjacent low level WC. both of which are set into a tiled wall. Tile effect 'Amtico' flooring, fitted full wall mirror with display shelving below, chrome ladder heated towel rail, inset lighting, shavers point, PVC frosted double glazed window to the rear elevation and an airing cupboard housing the 'UK CYLINDER' unvented hot water tank.

### Bedroom Two

12'9" x 10'4" (3.90m x 3.15m)

PVC double glazed window overlooking the rear with shutters and a central heating radiator.

### Bedroom Three

11'5" x 10'2" (3.48m x 3.10m)

PVC double glazed window with shutters overlooking the woods and a central heating radiator.

### Bathroom

9'10" x 7'4" (3.01m x 2.25m)

Contemporary four piece white suite including a panelled bath with a chrome mixer tap, wash hand basin again with a chrome mixer tap set adjacent to the low level WC both of which are set into a tiled wall with display shelving above complete with a tiled cubicle housing a thermostatic shower with both rain-shower and retractable heads. Tile effect 'Amtico' flooring, inset lighting, chrome ladder heated towel rail and a PVC frosted double glazed window to the rear.