

# Grappenhall Heys

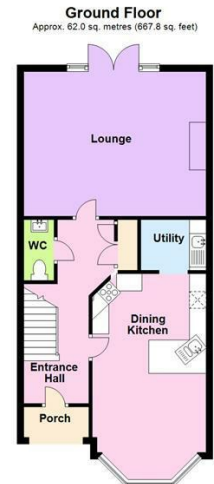
## Location

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.

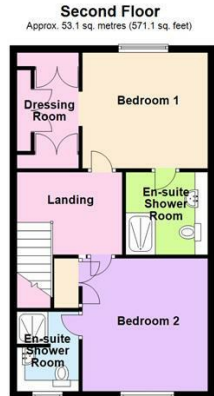
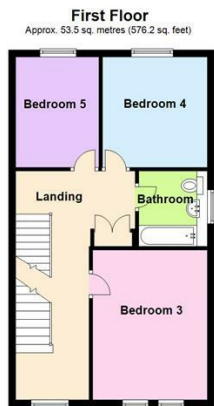


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 168.6 sq. metres (1815.1 sq. feet)



SUBSTANTIAL Three Storey Semi | Former 'SHOW HOUSE' | VERSATILE & WELL PROPORTIONED | SUPER WALLED Drive & DOUBLE Garage | CATCHMENT AREA to the 'OUTSTANDING' Rated 'GRAPPENHALL HEYS' School | Home to NATURE WALKS & the 'WALLED GARDEN'. An ideal location for growing families, this 'Georgian' style home offers accommodation over three storeys including a porch, hallway with cloakroom and separate WC. lounge with 'French' doors, open plan dining kitchen and utility. The first floor includes the landing, three bedrooms and a bathroom whilst the second floor offers the main bedroom with dressing room and en-suite, in addition to the second bedroom again with en-suite.



# Grappenhall Heys

## Bretland Drive



Formerly the 'Show House', this 'Georgian' style three storey semi-detached home built by award winning 'Messrs Miller Homes' in 2003. Being the 'Flag Ship' property for this design, it affords a couple of unique features including a double garage and an extremely well proportioned and attractive walled driveway providing parking for several cars.

Over recent years, our clients have undertaken a variety of improvements with the major being the installation PVC windows which are complimented by the replacement of much of the floor coverings, re-configuration of the utility and shutters to the lounge.

Occupying a commanding position, this bay fronted semi-detached home affords accommodation over three storeys including:

Recessed porch with 'Quarry' tiling, inset lighting and a period reflective front door leading to a welcoming reception hallway which features a wide staircase to the first floor, cloakroom and a separate WC, lounge with feature fireplace and 'French' doors opening onto the garden, dining kitchen fitted with a range of units, integrated appliances and breakfast bar, utility room with space for free-standing appliances.

The first floor offers a super sized landing with space for a work station or an easy relaxation area in addition to housing the airing cupboard which includes the 'Mega Flo' unvented water cylinder and again a wide staircase to the second floor, bedroom three with views to the front which is currently used as a cinema room, bedroom four, bedroom five/study and a white bathroom suite.

The second floor comprises a landing, main bedroom with dressing room providing hanging and shelving space to three walls and a generous en-suite with large shower, bedroom two with double wardrobe and en-suite. Externally, there are private fenced gardens, generous driveway and a double garage.

### Accommodation

Occupying a popular and highly sought after residential location this beautifully presented spacious semi-detached town house offers versatile accommodation which is offered 'For Sale' over three storeys. To the ground floor the accommodation is accessed by a welcoming entrance hallway which in turn leads to a cloakroom with hanging and shelving space, wash room with a two piece modern white suite for convenience purposes, stylish lounge with a feature fireplace and French doors leading to the rear garden. Superbly fitted kitchen complete with a range of matching eye and base level units, updated integrated appliances and an open walk in Utility which hosts an additional sink unit with storage. To the first floor there are three bedrooms of which one could be used as a first floor reception room or bedroom. All rooms are serviced by a bathroom which is fitted with a modern white three piece suite. The spacious landing area offers access to the second floor accommodation which boasts a stunning master bedroom with its own en-suite facility incorporating a walk in shower and fitted wardrobes in a dressing room. There is a further guest room again with a fitted double wardrobe and an en-suite facility which again is fitted with a modern white three piece suite. This stunning accommodation is finished to a high specification throughout. The property is warmed throughout by central heating which is complimented with double glazing. An internal inspection is highly recommended at the earliest opportunity.

### Ground Floor

#### Entrance Porch

6'3" x 2'7" (1.93m x 0.80m)  
Panelled ceiling with inset lighting and 'Quarry' tiled flooring.

#### Entrance Hallway

18'6" x 6'5" (5.66m x 1.98m)  
A welcoming reception accessed through a 'Georgian' style front door with wood grain effect engineered flooring, wide staircase to the first floor with a painted balustrade and spindles, fitted drawer unit adjacent to the front door ideal for shoe storage, ceiling coving, period reflective radiator and double doors to the:

#### Cloakroom

5'2" x 1'8" (1.59m x 0.51m)

#### WC

5'11" x 2'11" (1.82m x 0.91m)  
Two piece suite including a low level WC. in addition to a pedestal wash hand basin with a chrome mixer tap and splash back tiling. Wood grain effect engineered flooring, chrome ladder heated towel rail and an extractor fan.

#### Lounge

18'0" x 14'1" (5.51m x 4.30m)  
Generously proportioned reception room featuring a living flame coal effect gas fire with marble inset, raised hearth and a contemporary surround, double glazed 'French' doors with matching adjacent panels and shutters, wood grain effect engineered flooring, ceiling coving and two period reflective central heating radiators.

#### Dining Kitchen

18'4" x 11'0" (5.59m x 3.37m)  
Fitted with a range of matching base, drawer and eye level units complimented by a breakfast bar with further display storage below. In addition, there are integrated appliances including a five ring gas hob with a granite splashback and an illuminated chimney extractor above, double oven and grill with a granite surface above and a base level freezer. One and a half bowl sunken sink unit with mixer tap set in a granite work surface and matching splashback, tile effect engineered flooring, inset lighting, PVC double glazed sash bay windows to the front elevation and a period reflective central heating radiator.

#### Utility Room

6'4" x 5'1" (1.94m x 1.55m)  
Stainless steel, single sink, drainer unit and mixer tap set in a heat resistant, roll edge work surface with tiled splashback complete with base level storage cupboard and adjacent space for a washing machine. Tile effect engineered flooring, chrome ladder, heated towel rail, wall mounted 'Worcester' boiler, electric consumer unit and an extractor fan.

### First Floor

#### Landing

19'10" x 11'5" max (6.07m x 3.48m max)  
Light and spacious area providing scope for a 'work station' or a reading / relaxation space. Wide staircase to the second floor, airing cupboard housing the 'MegaFlo' unvented water cylinder, PVC double glazed sash window to the front elevation, ceiling coving and a central heating radiator.



### Bedroom Three

12'4" x 10'11" (3.76m x 3.33m)  
Two PVC double glazed sash windows to the front elevation and a central heating radiator.

### Bedroom Four

10'5" x 9'11" (3.18m x 3.04m)  
PVC double glazed sash window to the rear elevation and a central heating radiator.

### Bedroom Five / Study

10'4" x 7'9" (3.16m x 2.38m)  
PVC double glazed sash window to the rear elevation, ceiling coving and a central heating radiator.

### Bathroom

7'3" x 6'3" (2.21m x 1.92m)  
Contemporary white three piece suite including a panelled bath with a chrome mixer tap and shower head, wash hand basin. Tiled walls with contrasting tiled flooring, wall mounted medicine cabinet, inset lighting, PVC frosted double glazed sash window to the side elevation, shavers point, central heating radiator and an extractor fan.

### Second Floor

#### Landing

9'2" x 7'0" (2.81m x 2.15m )  
Loft access, ceiling coving and a central heating radiator.

### Bedroom One

12'0" x 11'1" (3.66m x 3.38m)  
Wood grain effect engineered flooring, PVC double glazed sash window to the rear elevation, ceiling coving, central heating radiator and an opening to the:

### Dressing Room

11'1" x 5'9" (3.38m x 1.76m)  
Fitted with a range of wardrobes to three walls providing hanging and shelving storage, wood grain effect engineered flooring and inset lighting.

### En-Suite Shower Room

8'6" x 7'6" (2.60m x 2.31m)  
Well proportioned suite including a large tiled cubicle with a thermostatic shower and jets, wash hand basin with a chrome mixer tap and a low level WC. both of which are plumbed into a recess with display shelving above. Fitted mirror with glazed shelving, tiled walls with contrasting tiled flooring, inset lighting, wall mounted medicine cabinet, chrome ladder heated towel rail, chrome extractor fan and a shavers point.

### Bedroom Two

11'11" x 11'10" (3.64m x 3.62m)  
Fitted with a double wardrobe providing hanging and shelving space, wood grain effect engineered flooring, PVC double glazed window to the front elevation and a central heating radiator.