

# Grappenhall



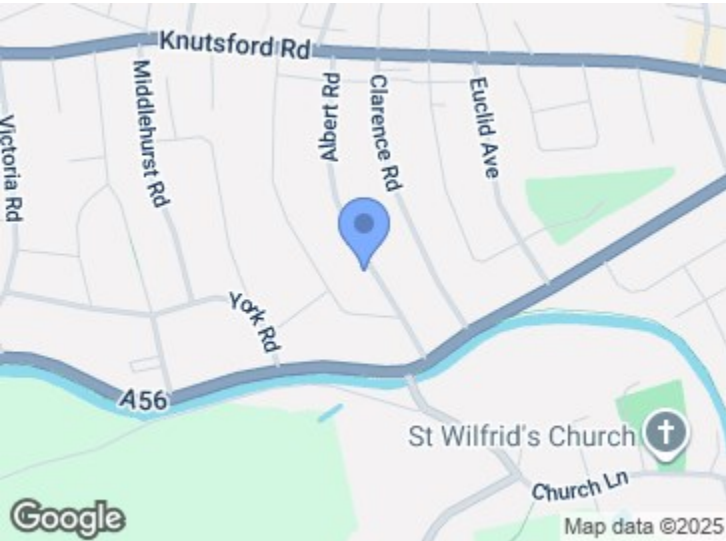
EXTENDED & IMPROVED Traditional Semi | ATTRACTIVE Home with CURB APPEAL | OPEN-PLAN Dining Kitchen with APPLIANCES & GRANITE Breakfast Bar | THREE Reception Rooms | FOUR Bedrooms | GENEROUS SOUTH-WESTERLY Gardens | Gravelled DOUBLE DRIVEWAY. Set back, this 1930s semi includes two storey accommodation comprising an entrance hall, WC, charming lounge with a solid fuel burning stove, dining room, conservatory, spacious dining kitchen and a storage area housing the washing appliances. Upstairs, there are four bedrooms and a bathroom. Lawned gardens, generous patio area and driveway parking for several vehicles.

£475,000

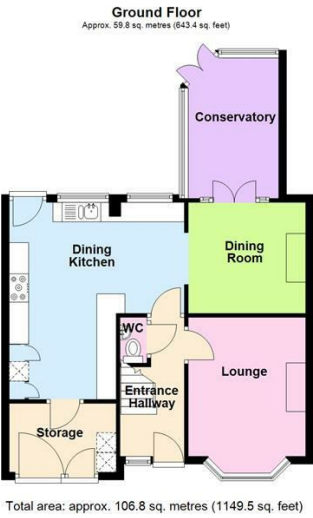
### Location

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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





# Grappenhall Albert Road



Situated towards the top of Albert Road, this extended traditional style semi-detached property boasts excellent curb appeal with its wider than normal frontage. The house has been improved and extended prior to our clients' occupancy including but not limited to an extended dining kitchen complete with a comprehensive range of 'Shaker' style units, integrated appliances and breakfast bar, characterful and cosy bay front lounge with feature solid fuel burning stove, in addition to illuminated, contemporary units and further bedrooms providing greater versatility.

Set back from the road behind a gravelled double driveway, this tastefully presented house offers accommodation presented over two storeys including an entrance canopy, hallway including a staircase with both cupboard storage and WC. below, bay fronted lounge boasting a feature fireplace and contemporary illuminated display shelving, dining room with 'French' doors leading to the conservatory, dining kitchen leading to the garden and a store which was formerly part of the garage. The first floor comprises the bay fronted principal suite with a double garage, second bedroom with views of the rear garden, bedrooms three and four all complete with a three piece bathroom suite. Externally, there are large, south westerly facing gardens as well as a double driveway to the front providing ample off road parking.

#### Accommodation

Occupying this sought after location towards the top of Albert Road, this extended traditional style semi-detached property benefits from excellent curb appeal with a generous double driveway set in front of the house. The extensions were undertaken prior to our clients' occupancy resulting in improved space to both the ground and first floors. Features of particular note include the open plan dining kitchen complete with a comprehensive range of 'Shaker' style units complete with integrated appliances, breakfast bar and marbled granite work surfaces, characterful lounge with a solid fuel burning stove and illuminated wall units, additional bedrooms providing versatility all complete with a private south westerly facing rear garden.

Set back from the road, this extended property commands a degree of presence with accommodation presented over two storeys including an entrance canopy, entrance hallway with understairs storage and a WC., lounge with a feature fireplace incorporating a solid fuel burning stove combined with contemporary, illuminated shelving, dining room with 'French' doors leading to the conservatory, open-plan dining kitchen opening onto the patio garden and converted storage formerly part of the garage. The first floor includes the bay fronted principal bedroom with a double wardrobe, second bedroom with views to the rear, third and fourth bedroom, all complete with a three piece bathroom suite. Externally, there are private, south westerly gardens whilst to the front there is driveway parking.

#### Ground Floor

##### Entrance Canopy

##### Entrance Hallway

11'8" x 5'5" (3.58m x 1.66m)

Accessed through an original style front door with arch shaped glazing set adjacent to a stained glass, leaded panel providing further light, staircase to the first floor with cupboard storage below housing the meters and consumer unit, laminate flooring, dado rail and a double central heating radiator.

##### Cloakroom & WC.

4'1" x 2'2" (1.26m x 0.67m)

Two piece suite including a low level WC. and a wash hand basin set into a tiled recess with mirror complete with a continuation of the laminate flooring.

##### Lounge

13'5" x 9'11" (4.11m x 3.03m)

A charming and cosy principal reception room featuring a solid fuel burning stove set into a recessed chimney breast with a tiled hearth and wooden mantle boasting adjacent illuminated fitted display shelving and cupboard units providing useful log storage. PVC double glazed bay window to the front elevation with leaded lights and a period style central heating radiator.



#### Dining Room

9'10" x 9'4" (3.02m x 2.86m)

Usefully accessed from the dining kitchen via a larger opening, this formal room includes laminate flooring, double central heating radiator and PVC double glazed 'French' doors with matching adjacent panels leading to the:

#### Conservatory

11'10" x 8'4" (3.62m x 2.55m)

'Quarry' tiled flooring, two wall light points, PVC double glazed 'French' doors opening onto the garden, PVC double glazed windows to rear and side elevations and a double central heating radiator.

#### Dining Kitchen

16'7" max x 14'9" max (5.08m max x 4.52m max )

This extended open-plan space, being the heartbeat of the house comprises a comprehensive range of matching base, drawer and eye level units presented in a 'Shaker' style complemented with twin leaded glazed display cabinets, two full height units and a breakfast bar. In addition, there are integrated appliances including a 'Rangemaster' five ring burner cooker with twin ovens and grill with an illuminated extractor above, dishwasher and fridge/freezer. One and a half bowl sunken sink unit set into a marbled granite work surface with matching splashback, inset lighting, tiled flooring, wall mounted 'Glow-worm ultimate 35c' gas boiler, PVC double glazed windows and door to the rear elevation and a contemporary style vertical central heating radiator.

#### Converted Store

8'6" x 5'9" (2.61m x 1.77m)

Formerly part of the original garage, this area now includes tiled flooring, plumbing for a washing machine and space for a dryer, twin garage doors accessed from the driveway and a door leading into the dining kitchen.

#### First Floor

##### Landing

9'8" x 3'4" (2.95m x 1.04m)

Inset lighting and a dado rail.

#### Bedroom One

15'9" max x 12'6" (4.81m max x 3.83m )

Double wardrobe providing hanging and shelving space with further cupboard storage above, PVC double glazed bay window to the front elevation with stained glass leaded lights, picture rail and a double central heating radiator.

#### Bedroom Two

10'7" x 9'5" (3.24m x 2.89m)

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

#### Bedroom Three

10'1" x 8'5" (3.08m x 2.57m)

Inset lighting, PVC double glazed dormer window to the front elevation and a central heating radiator.

#### Bedroom Four

8'6" x 8'4" max (2.60m x 2.56m max)

Storage cupboards built into the eaves, PVC double glazed dormer window to the rear elevation, inset lighting and a central heating radiator.

#### Bathroom

6'10" x 5'10" (2.10m x 1.79m)

White three piece suite including a panelled bath with a thermostatic shower above, both hand-held and rain-shower heads and screen, pedestal wash hand basin with a waterfall mixer tap and a low level WC. Part tiled walls with decorative mosaic detailing, chrome ladder heated towel rail, PVC frosted double glazed window to the rear elevation and loft access.

#### Outside

This south westerly facing fenced rear garden is both private and generous in size featuring two defined areas. From both the conservatory and back doors you are greeted with a spacious 'crazy paved' patio bordered with raised flowerbeds ideal for the hardstanding of garden furniture complete with a cold water tap. Beyond the patio, there is a lawned garden with a range of maturing trees and bushes providing a degree of privacy. To the front, there is a gravelled double driveway providing ample off road parking flanked by hedgerows.

#### Tenure

Leasehold dated 16th December 1933 including a nominal ground rent with a Term of 999 years from 2nd December 1933.

#### Council Tax

Band 'D' - £2,312.18 (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 2PF

#### Possession

Vacant Possession upon Completion.

#### Viewing

Strictly by prior appointment with Cowdel Clarke. 'Video Tours' can be viewed prior to physical inspections.

