

# Grappenhall



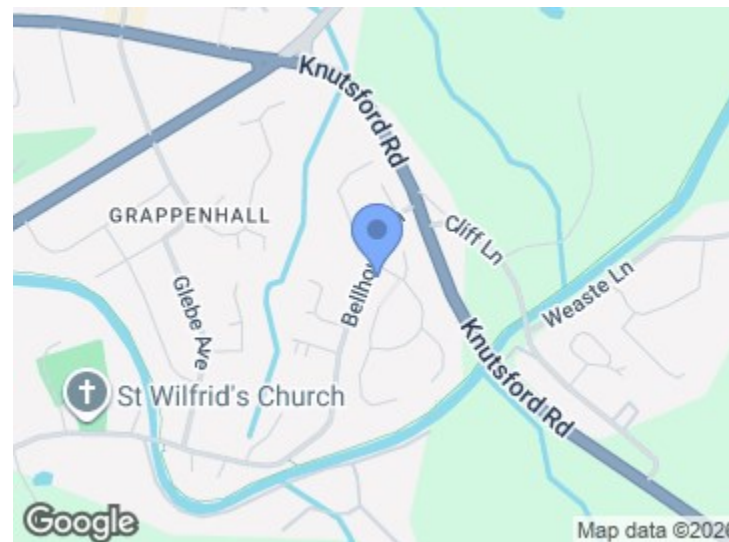
**DETACHED TRUE BUNGALOW | SOUGHT AFTER LOCATION | MASTER BEDROOM WITH EN-SUITE | TWO RECEPTION ROOMS.** The property offers excellent accommodation and comprises an entrance porch, hallway, lounge, dining room, fitted kitchen with pantry, three bedrooms, en-suite and a family bathroom. Externally there is a double width driveway and mature gardens to the front and rear.



## 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
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	67		83
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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## Sharon Park Close



### Accommodation

#### Ground Floor

##### Entrance Porch

5'11" x 2'8" (1.82m x 0.83m)

Accessed through a PVC double glazed front door, with matching adjacent panel, tiled flooring and a frosted glazed door with a matching adjacent panel leading to;

##### Entrance Hallway

20'1" x 6'0" (6.13m x 1.85m)

Access to the loft, ceiling coving and central heating radiator with mantle above.

##### Cloaks Cupboard

5'2" x 2'0" (1.58m x 0.61m)

Providing hanging and shelving space.

##### Lounge

17'10" x 13'10" (5.46m x 4.22m)

Living flame coal effect gas fire with chrome surrounds and marble inset, raised hearth complete with adjacent display surface, PVC double glazed patio doors opening onto the garden, 4 wall light points, ceiling coving and a double central heating radiator.

##### Dining Room

13'9" x 10'8" (4.21m x 3.27m)

Again featuring PVC double glazed patio doors opening onto the garden, 3 wall light points, ceiling coving and a central heating radiator with mantle above.

##### Dining Kitchen

12'10" x 8'9" (3.93m x 2.67m)

Range of matching, base draw and eye level units, with concealed lighting, complimented with display shelving and breakfast bar. In addition, there are integrated appliances including, a four ring gas hob, oven and grill and fridge freezer. One and half bowl stainless steel with chrome mixer tap set within in a heat resistant work surface with tiled splash back. Inset lighting, wood effect vinyl flooring, PVC double glazed window overlooking rear garden, and a double central heating radiator.

##### Pantry

4'7" x 3'7" (1.41m x 1.11m)

Display shelving and a continuation of the wood effect vinyl flooring.

##### Utility

8'8" x 6'11" (2.66m x 2.13m)

'Composite' sink with mixer tap set in a heat resistant work surface with tiled splashback, in addition to , cupboard storage below, space for a washing machine and dryer. There is a wall cabinet providing further storage. Inset lighting, wood grained PVC double glazed door to the side elevation, wood grained PVC frosted double glazed window the rear elevation with continued wood effect vinyl flooring and door leading to the;



##### Bedroom Two

12'7" x 11'3" (3.86m x 3.44m)

Again with fitted furniture, including a double wardrobe with mirrored panel providing hanging and shelving space complete with an adjacent dressing table. In addition, there are bed side tables and twin bedheads for two single beds. PVC double glazed window to the front elevation and central heating radiator.

##### Bedroom Three

10'7" x 8'9" (3.25m x 2.67m)

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



##### Bathroom

11'7" x 6'5" (3.55m x 1.97m)

Traditional suite including a sunken bath with mixer shower head, pedestal wash hand basin and a low-level WC. Fully tiled walls, wood effect vinyl flooring, inset lighting, fitted mirror, white ladder electric radiator, PVC frosted double glazed window to the side elevation and a air cupboard.

##### Outside

The rear features an enclosed garden , predominately laid to lawn, with well stocked raised brick boarders, combined with a generous flagged patio area, again with raised boarders. Both side elevations include flagged pathways and boarders whilst to the front, there is a tarmac driveway with an adjacent open plan garden, flagged pathway running the perimeter of the property, and access to the rear via a gate.

##### Double Garage

17'7" x 16'6" (5.38m x 5.03m)

Vehicular access via a remote control up 'n' over door, wall mounted 'Gloworm' gas boiler, electric consumer unit meter, gas meter, cold water tap, part boarded loft and PVC double glazed window to the side elevation.

##### Bedroom One

16'6" x 11'8" (5.05m x 3.56m)

Range of fitted furniture to two walls, including twin double wardrobes, bed side tables, set either side of the bed recess with cupboard storage above. On the opposite wall, there are again two double wardrobes, however, with mirrored panels set either side of the illuminated dressing table, cupboard storage above and draw storage below. Ceiling coving, two wall light points, PVC double glazed square bay window overlooking front garden, and a double central heating radiator.

##### En-Suite Shower Room

9'2" x 5'1" (2.80m x 1.56m)

Traditional suite including a tiled cubicle with a thermostatic 'Mira' shower, pedestal wash hand basin and a low-level WC. Wood effect vinyl flooring, inset lighting, white ladder electric radiator, frosted PVC frosted double glazed window the side elevation and an extractor fan.

##### Council Tax

Band 'F' - £3582.10 (2025/2026)

##### Local Authority

Warrington Borough Council

##### Postcode

WA4 2YN

##### Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath.