

East View, Grappenhall Warrington,









Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Edwardian Home
- First Time Buyers
- Modern Touches
- Warm and Cosy
- Popular Location

- Two Bedrooms
- Character and Charm
- Spacious Throughout
- East/West Facing Garden
- Permit Parking

INTERIOR

As you step into this elegant Edwardian home, you're welcomed by a spacious lounge where a bay-fronted window with original sash frames invites an abundance of natural light. The room's character is further enhanced by a charming statement fireplace, creating a warm and relaxing atmosphere. Flowing seamlessly from the lounge, the adjoining dining room continues the home's period charm, offering a versatile space ideal for everyday meals or entertaining guests.

At the rear, the kitchen is fitted with sleek worktops and integrated appliances, combining modern convenience with traditional style.

Upstairs, there are two spacious double bedrooms and a contemporary family bathroom, designed to meet everyday needs with a clean and functional layout.

GARDEN

The property also benefits from an east—west facing garden, which basks in sunlight throughout the day. This well-maintained outdoor space features a harmonious blend of lawn and patio, creating an ideal setting for entertaining friends and family or simply enjoying a quiet afternoon in the sun. Beyond the courtyard there is a further brick outhouse providing additional storage.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (Via BT)



LOCATION

This leafy suburb is located alongside the Bridgewater canal and just a stone's throw from the vibrant village of Stockton Heath. The area is surrounded by beautiful Cheshire countryside and scenic canals, meaning residents are spoilt for choice when it comes to walking routes. Despite it's semirural setting, Grappenhall benefits from a great range of shops, restaurants and coffee houses. The area also boasts a great selection of schools which are consistently reviewed as outstanding, making it an ideal area for families.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price. Items may be available under separate negotiation.

Property Ref: 19632669
Printed Date: 5th December 2025





















IMPORTANT NOTICE

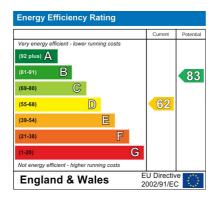
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Total area: approx. 87.0 sq. metres (936.7 sq. feet)





VIEWING ARRANGEMENTS

Viewing is strictly by appointment only. Please call 01925 267070 to arrange a viewing.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages Survey Removals Insurance
- Conveyancing EPCs



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Sales@MarkAntonyEstates.com www.MarkAntonyEstates.com **Tel:** 01925 267070