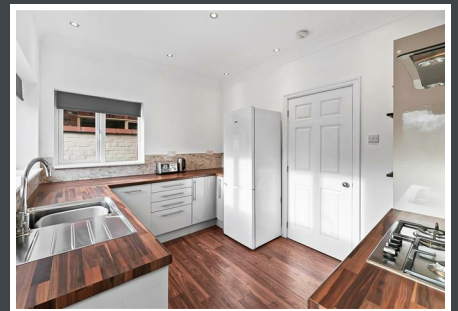




Thelwall New Road, Grappenhall Warrington,



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Desirable Location
- Family Home
- Move In Ready
- Light And Airy
- Semi-Detached
- No Onward Chain
- Beautifully Renovated
- Driveway Parking
- Close To Local Amenities

INTERIOR

As you step into this beautifully maintained home, you are welcomed by a bright and inviting living room. Natural light streams through the elegant bay window, creating a warm and relaxing atmosphere—perfect for unwinding at the end of the day.

Moving seamlessly through the property, you'll discover a versatile second reception room, ideal as a formal dining space where family and friends can gather. Beyond this lies the charming breakfast room, which opens directly into the thoughtfully designed kitchen. Here, the layout makes preparing delicious home-cooked meals both effortless and enjoyable.

Ascending to the first floor, you'll find three generously sized bedrooms, each offering a private retreat for rest and rejuvenation. A well-appointed family bathroom is also conveniently located on this level, completing the home's practical yet welcoming design.

GARDEN

At the rear of the property lies a generous garden, perfectly suited for sunny summer days and offering an ideal setting for family gatherings and outdoor enjoyment.

Adding to its appeal, the home benefits from a private driveway, providing both convenience and peace of mind.

SERVICES

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



LOCATION

This leafy suburb is located alongside the Manchester Ship 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 its semi-rural 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: E

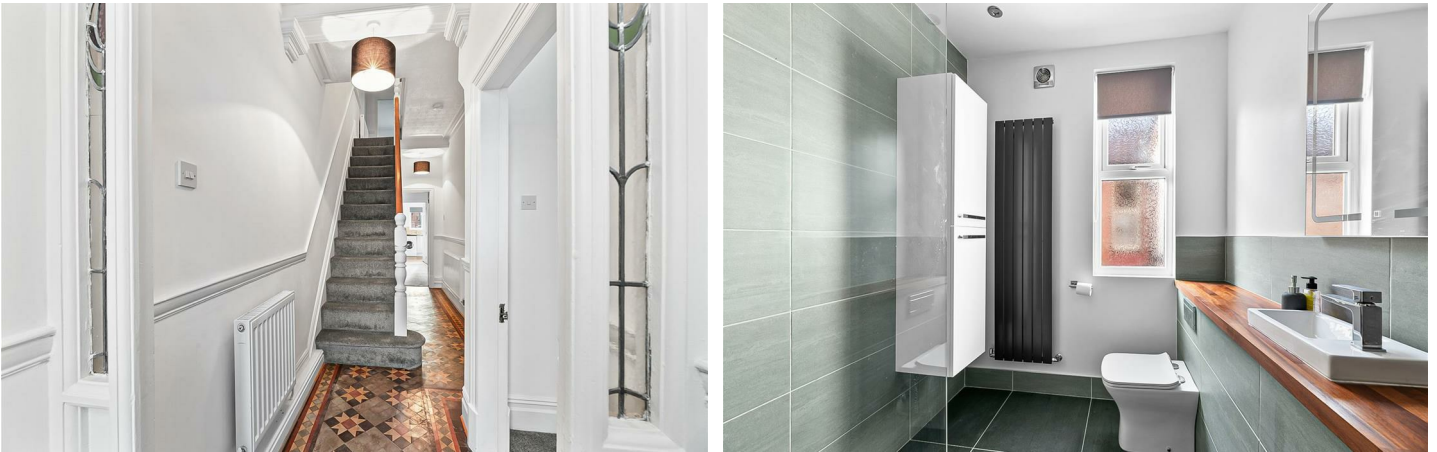
Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

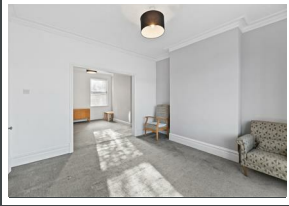
Not included in the asking price.

Items may be available under separate negotiation.



Mark Antony Estates is regulated by The Property Ombudsman and Safe Agent for your protection and peace of mind.



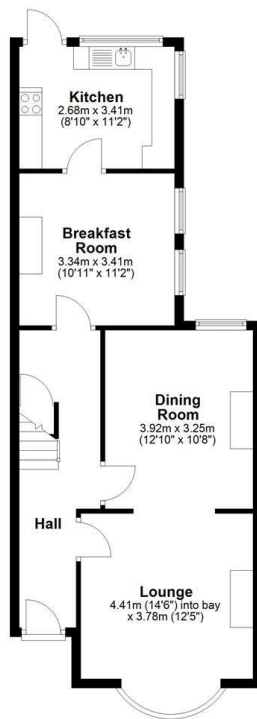


IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Ground Floor

Approx. 59.4 sq. metres (638.9 sq. feet)

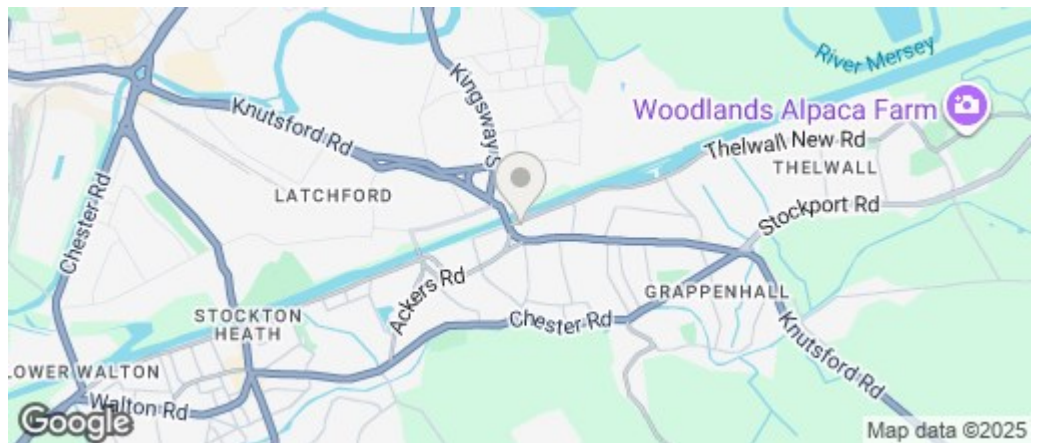


First Floor

Approx. 59.4 sq. metres (638.2 sq. feet)



Total area: approx. 118.7 sq. metres (1278.1 sq. feet)



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	

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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