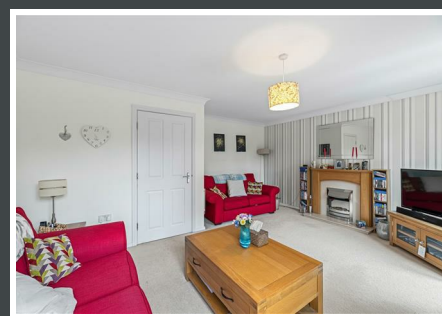
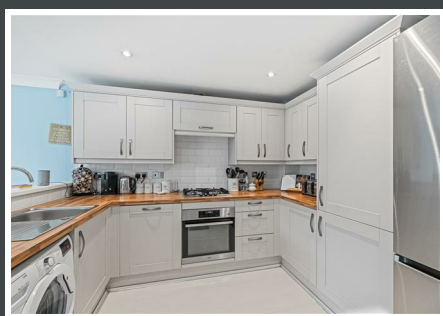




# Tresham Drive, Grappenhall Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Charming Town House
- Open Plan Living
- South Facing Garden
- Ample Storage
- Freehold
- Three Bedrooms
- Set Over Three Floors
- Beautifully Presented
- Driveway Parking
- Village Location

## INTERIOR

Upon entering, you are greeted by an inviting hallway, leading through to the open-plan kitchen and family/dining area, which was newly fitted in 2022. This modern kitchen boasts ample cupboard space, making it a delightful space. The ground floor also features a convenient WC and access to the garage, enhancing the practicality of the home.

Ascending to the first floor, you will discover a generous lounge that features a lovely Juliette balcony, providing a perfect spot to unwind and enjoy the fresh air. This level also houses the first bedroom, complete with an en-Suite bathroom, ensuring comfort and privacy.

The second floor accommodates the remaining two bedrooms, both of which are generously sized and filled with natural light, along with a well-appointed family bathroom. Each bedroom offers ample space for relaxation and personalisation.

## GARDEN

Outside, the property boasts a beautifully presented south-facing garden, which combines a lush lawn with a charming patio area. This outdoor space is ideal for entertaining, providing a wonderful corner for outdoor furniture where you can enjoy evenings with family and friends.

To the front of the property, there is driveway parking, along with the added benefit of a garage.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (Via BT)



## LOCATION

Grappenhall Heys is a charming suburb nestled south of Warrington Town Centre. The area boasts an attractive walled garden built in 1830 which is now a community hub, home to a café, family attractions and a selection of regular events. The area is surrounded by scenic parkland and an abundance of public footpaths, providing ideal routes for walking and cycling. Grappenhall Heys is within easy walking distance to excellent schools, making it a sought-after area. The suburb is close to Stockton Heath, where there's a great selection of shops, cafés and restaurants. Residents also benefit from excellent transport connections and are within easy reach of the M6 and M56.

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** E

**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

### **Contents, Fixtures and Fittings**

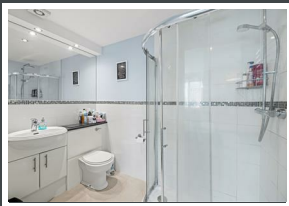
Not included in the asking price.

Items may be available under separate negotiation.



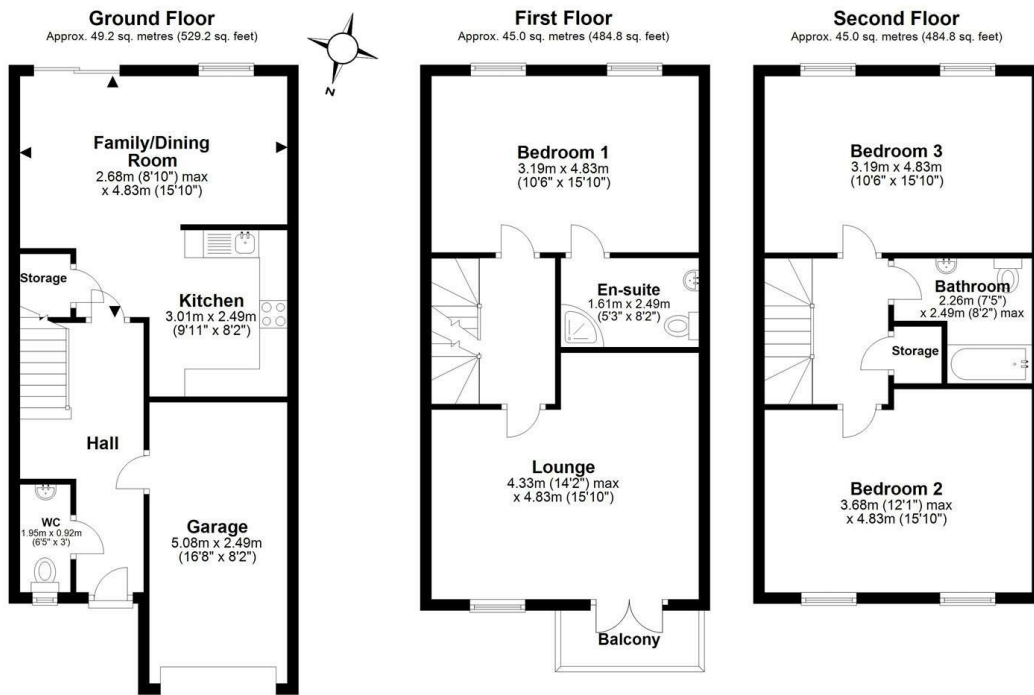




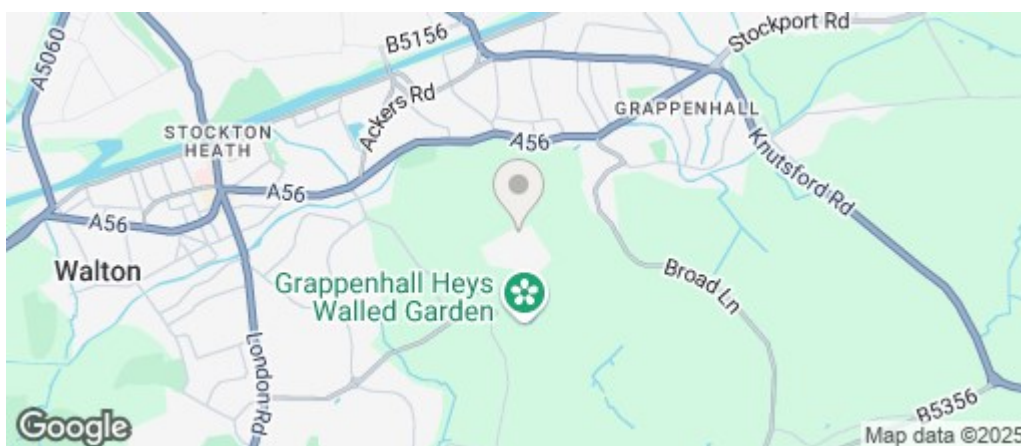


## IMPORTANT NOTICE

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.



Total area: approx. 139.2 sq. metres (1498.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	79	83
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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