



Grappenhall Road, Stockton Heath, Warrington, Cheshire

£825,000

**Adams**



## Grappenhall Road, Stockton Heath, Warrington, Cheshire

A stunning period semi of truly impressive proportions located in one of Stockton Heath's premier addresses.

Offering over 2700 sqft of high quality accommodation, this superb family home must be viewed to be fully appreciated. In brief details it includes; entrance porch & hall, three separate reception rooms, breakfast kitchen, utility, WC, cellar, three first floor double bedrooms, four piece family bathroom and an impressive top floor master bedroom with huge ensuite. Externally there is driveway parking to the front, additional parking at the rear and a fully landscaped, low maintenance South facing garden.

Early Viewing Essential.







## Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

## Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate and are not to be used for room and furniture planning.

## Agents Notes

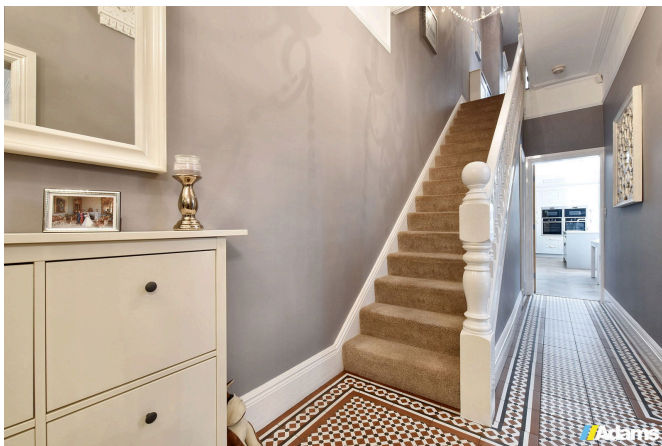
Tenure: Leasehold

Lease Term: TBC

Annual Ground Rent: TBC

Council Tax Band: E

Local Authority: Warrington Borough Council





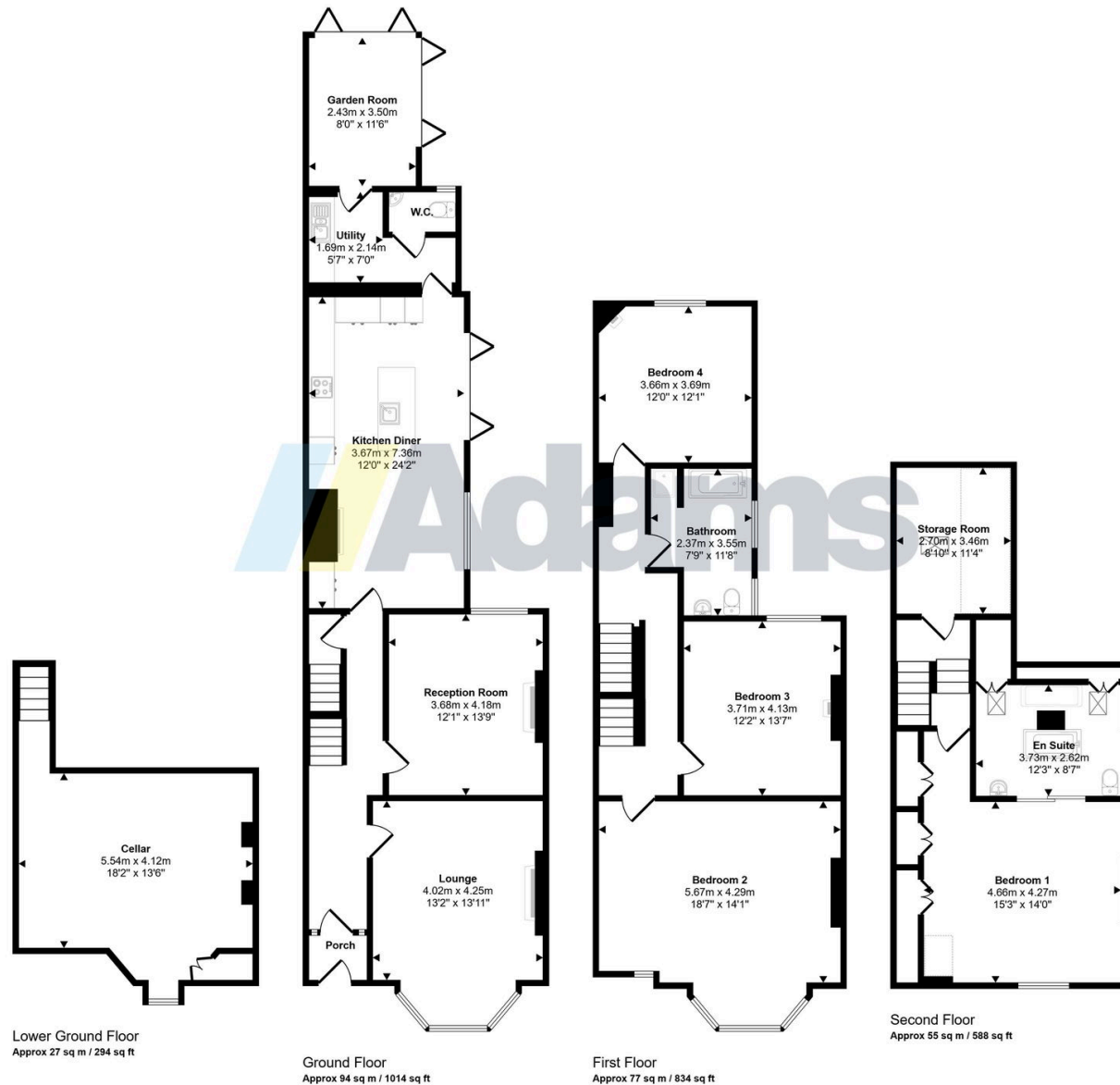








Approx Gross Internal Area  
254 sq m / 2730 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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