



Grappenhall Rd Stockton Heath WA4

£375,000

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Situated just a short walk from Stockton Heath village centre, this attractive two-bedroom semi-detached property offers well-presented accommodation in a highly sought-after location. The property is entered via a welcoming porch and hallway which leads to a convenient ground floor W/C, a formal dining room, a spacious lounge and a breakfast kitchen with access to the rear garden.

To the first floor there are two generously sized bedrooms served by a modern family bathroom. Externally, the property benefits from an enclosed rear garden with a patio area, ideal for outdoor dining and entertaining, along with driveway parking to the front.

With its close proximity to the vibrant shops, bars and restaurants of Stockton Heath, as well as excellent transport links, this home will appeal to a range of buyers looking to enjoy village living.

Viewing

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

Notes

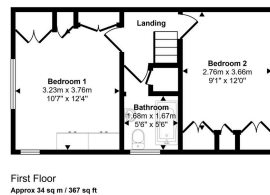
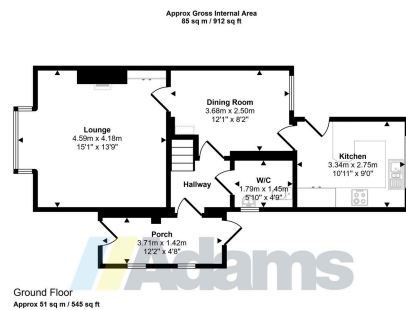
All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate and are not to be used for room and furniture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

Agent Notes

Tenure: Leasehold

Council Tax Band: C





□ Denotes head height below 1.5m
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 errors, omissions or misstatements. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Drawings 960.

- Two-bedroom semi-detached home
- Spacious lounge and separate dining room
- Ground floor W/C for convenience
- Contemporary family bathroom
- Driveway parking to the front
- Sought-after location close to Stockton Heath village centre
- Modern breakfast kitchen with garden access
- Two generously sized bedrooms
- Enclosed rear garden with patio area
- Excellent access to local amenities, schools and transport links

