



# The Beeches, 189 Chester Road, Grappenhall

Offers In Region Of £1,000,000

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Set on the highly sought-after Chester Road in the desirable village of Grappenhall, this impressive four-bedroom period detached residence presents a rare opportunity to acquire a home of character, generous proportions, and exceptional potential, all set within beautifully private grounds.

The property offers spacious and versatile accommodation, perfectly suited to growing families or buyers seeking to create a bespoke dream home. While already well-proportioned, the house provides excellent scope for modernisation, extension, or reconfiguration (subject to the necessary consents), allowing the next owner to truly personalise the space.

The ground floor briefly comprises an inviting entrance lobby and hallway, a well-sized lounge, formal dining room, and a kitchen opening into a bright morning room. Additional features include a utility area, shower room, and a vestibule with access to the cellar.

To the first floor, a generous landing leads to four double bedrooms, including a principal bedroom with en-suite facilities, alongside a family bathroom and a separate WC.

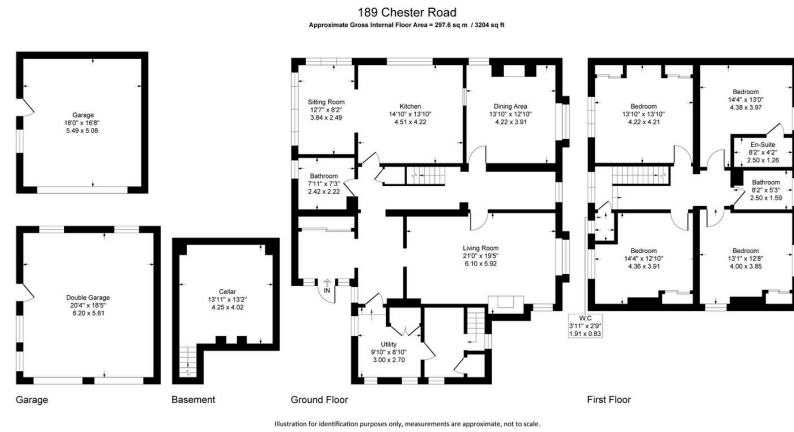
Externally, the property continues to impress. The substantial plot boasts a stunning, secluded rear garden, predominantly laid to lawn and framed by mature trees and established planting, creating a peaceful setting ideal for both relaxation and entertaining. The grounds also offer exciting potential for further landscaping or development.

Further benefits include two double garages and a large driveway, providing ample parking and practical storage.

Ideally located in the charming village of Grappenhall, the home enjoys a perfect balance of semi-rural tranquillity and convenience, with local amenities, highly regarded schools, and excellent transport links all within easy reach.

This is a unique chance to secure a substantial period home in a prime location, offering outstanding potential and exceptional outdoor space. Early viewing is highly recommended.





- Four Double Bedrooms
- Period Detached Property
- Multiple Reception Rooms
- Exceptional Potential
- Substantial Plot
- Two Double Garages
- Driveway Providing Ample Parking
- Sought After Location
- Freehold Tenure
- Council Tax: G. EPC: TBC.

