



Sharon Park Close, Grappenhall Village, Cheshire



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SALES & LETTING AGENTS

HIGHLIGHTS

- Five Double Bedrooms
- Stunning Garden
- Sought After Location
- Detached
- Light and Airy
- Close to The Village
- Generous Living Space
- No Onward Chain
- Garage
- Two En Suites



DESCRIPTION

With no onward chain we have this stunning five double bedroom family home. Situated in the sought after location of Grappenhall Village this fabulous home is ideal for a growing family. Boasting ample living space, great sized bedrooms with two en suites as well as a family bathroom, generous, private garden and a garage. Entrance in to this sizeable home is via a welcoming, open hallway which has WC and under stairs storage. The generous lounge leads through to the conservatory which looks over the garden. There is a separate dining room with patio doors leading to the garden. Fantastic kitchen/diner with family room. There is a utility room which can be accessed via the kitchen and the garage. The first floor has five bedrooms, the master and second bedroom with en suites. There is also a family bathroom.

GARDEN

The rear garden is mainly laid to lawn with a patio area to allow for alfresco dining. The garden can be accessed via all rooms at the back of the property. The front has a great size driveway as well as a garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 6.83m x 4.09m
- Conservatory 3.09m x 3.28m
- Dining Room 3.28m x 3.46m
- WC 2.20m x 1.17m
- Kitchen 4.53m x 4.81m
- Family Room 3.12m x 4.81m
- Utility Room 1.91m x 2.47m
- Garage 4.50m x 4.81m

FIRST FLOOR

- Landing
- Bedroom One 3.66m x 4.81m
- En-suite 1.95m x 2.46m
- Bedroom Two 3.56m x 3.98m
- En Suite 3.00m x 0.73m
- Bedroom Three 3.77m x 4.09m
- Bedroom Four 3.03m x 4.09m
- Bedroom Five 2.75m x 3.46m
- Bathroom 2.96m x 2.54m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 36Mb (Via BT)

LOCATION

This leafy suburb is located alongside the Bridgewater 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. The village was first listed in the Domesday Book and is home to St Wilfrid's Church which features a cat carving on the tower façade. Legend has it that this was the inspiration behind Lewis Carroll's Cheshire Cat in Alice's Adventures in Wonderland. Despite it's 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 Tax Band: F
Tenure: Freehold
(to be confirmed by Solicitors.)

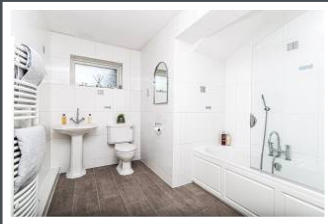
Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.



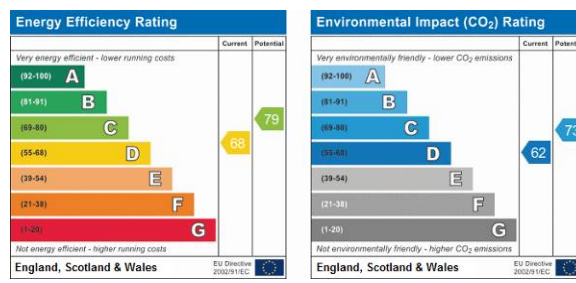
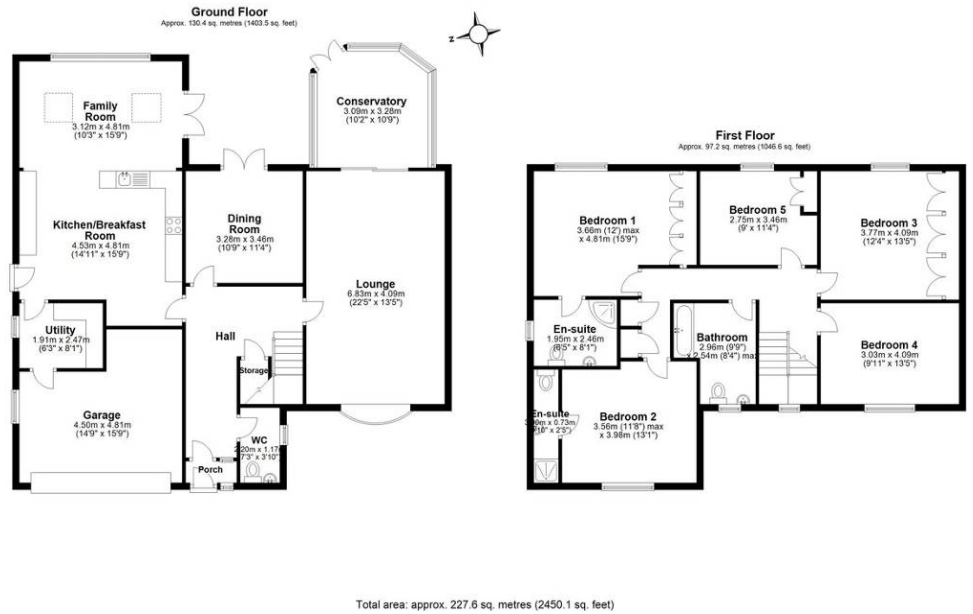






IMPORTANT NOTICE:

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VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



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