



Abbotsford Gardens, Warrington Cheshire

Superb Detached Family Home • Five Good Sized Bedrooms • Fantastic Sized Plot • Two Modern En-Suite Bathrooms • Gorgeous Open Plan Kitchen/Dining Room • Ample Living Areas • Double Garage • Spacious Driveway • Offered with Freehold Title • Located in a Desirable Area



Mark Antony
SALES & LETTING AGENTS



INTERIOR

This superb five-bedroom detached family home presents an exceptional opportunity for those seeking space, style, and comfort in a highly desirable location. Offered with a freehold title, the property has been thoughtfully designed to provide generous and versatile living accommodation, perfectly suited to modern family life.

A welcoming entrance hall leads to a selection of spacious reception rooms, including a comfortable lounge and a separate family room, both offering flexible spaces for relaxing and entertaining. At the heart of the home is the stunning open-plan kitchen and dining room, beautifully appointed with contemporary fixtures and fittings, integrated appliances, and a striking central island.

This impressive space is perfect for hosting guests or enjoying family meals together. Both the lounge and dining area feature patio doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living.



A practical utility room and a convenient WC complete the ground floor. To the first floor are five well-proportioned bedrooms, all thoughtfully designed to meet the needs of a growing family.

Bedrooms Four and Five benefit from built-in wardrobes, while Bedroom Two enjoys the added luxury of an En-suite shower room. Bedrooms Three, Four, and Five are served by a stylish family bathroom.

The impressive principal suite provides a peaceful retreat, featuring an extensive range of built-in wardrobes spanning the width of the room, a separate dressing area, and a luxurious En-suite bathroom.



GARDEN

Occupying a fantastic-sized plot, this impressive home enjoys a generous and private rear garden, mainly laid to lawn with a spacious patio and an additional decked seating area, providing the perfect setting for outdoor furniture, al fresco dining, and entertaining family and friends.

To the front, the property benefits from a substantial driveway offering off-road parking for multiple vehicles, along with an integral double garage, providing excellent storage and additional practicality.



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. 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.



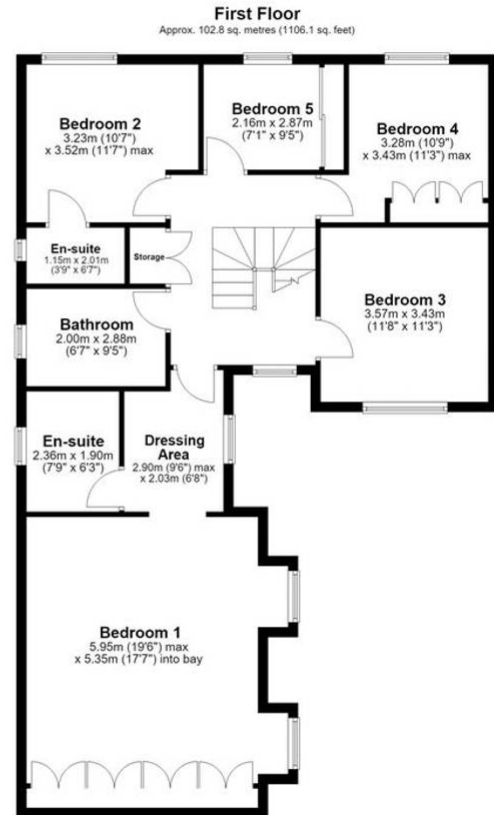
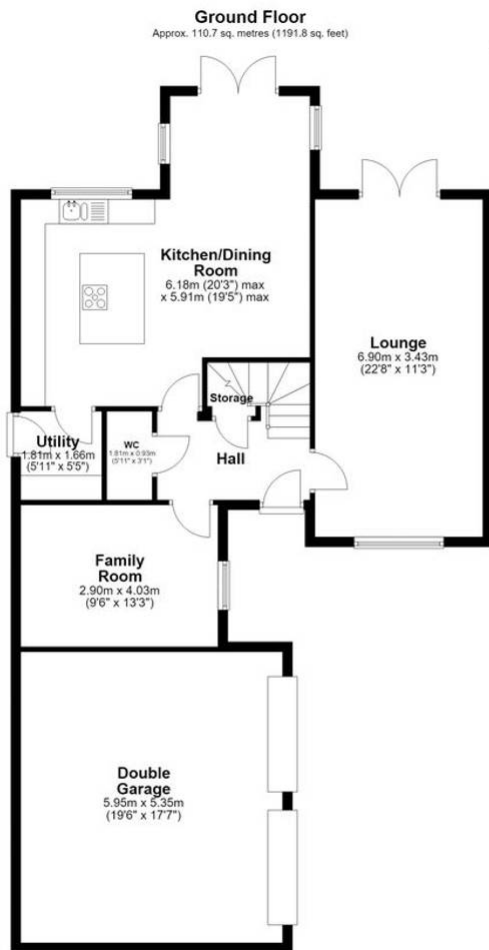
GENERAL INFORMATION

- Council Tax band: G
- Tenure: Freehold
- EPC Energy Efficiency Rating: B









Total area: approx. 213.5 sq. metres (2297.9 sq. feet)

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
Items may be available under separate negotiation.