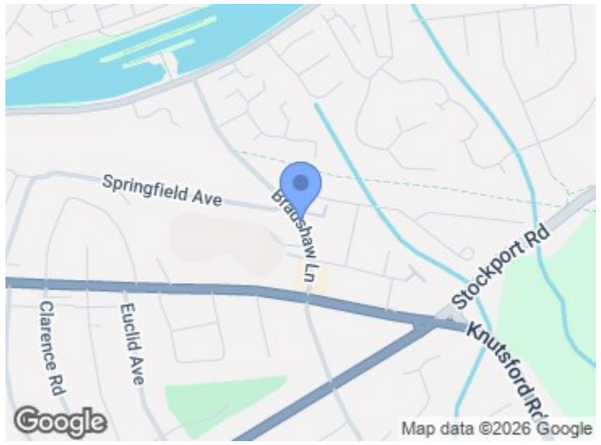
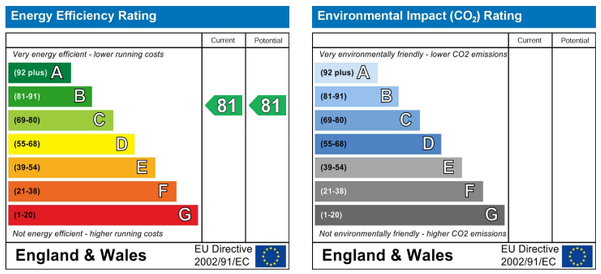
Grappenhall

Location

Grappenhall is a semi-rural village in Warrington Cheshire, within commuting distance to the Lymm junctions of the M6 & M56 motorways. Grappenhall borders the villages of Thelwall and Stockton Heath of which both have a selection of shops. The village is also sited between the 'Ship Canal' and the 'Bridgewater Canal' including attractive parkland, canals, streams and the 'Trans Pennine Trail' which all provide scenic walking, cycling and running routes.

Along with the church, the centre of the village contains two pubs, the Parr Arms and the Ram's Head, and St Wilfrid's Primary School. Bradshaw Community Primary School is located north of the village centre both of which are assessed favourably.





COWDEL CLARKE

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Ground Floor PENTHOUSE Apartment | OPEN-PLAN Living Accommodation & Kitchen | 'FRENCH' Doors out to PATIO GARDEN | DOUBLE Bedrooms & TWO Bath/Shower Rooms. Conveniently situated for everyday requirements, this well proportioned apartment comprises an entrance hall, utility cupboard, open-plan lounge and dining kitchen, main bedroom with en-suite, guest bedroom and further bathroom. Allocated and guest parking with communal gardens.

£265,000

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Grappenhall
Bradshaw Lane







Accommodation

Ground Floor

Communal Hall
Accessed through a secure door with adjacent windows into a light and airy reception with both lift access and staircase to the upper floor complete with a private door to the apartment:

Entrance Hallway
16'5" x 9'10" max (5.02m x 3.02m max)
You are welcomed by a well proportioned 'L' shaped hall with engineered wood effect flooring, intercom system, inset lighting, ceiling coving, central heating radiator and a

Utility Cupboard
6'2" x 2'7" (1.88m x 0.80m)
Space for both a washing machine and dryer, 'Santon Premier Plus' unvented hot water cylinder, shelving storage, electric consumer unit and an extractor fan.

Lounge / Dining Area & Kitchen
26'6" x 12'11" (8.10m x 3.94m)
A super open-plan area featuring 'French' doors with matching adjacent panels opening out onto the patio garden, polished oak wooden flooring, ceiling coving and two central heating radiators.

The kitchen comprises a matching range of base, drawer and eye level units with contrasting metallic pull-out larder cupboards and concealed lighting complemented by twin glazed display cabinets finished in a high gloss cream. In addition, there are integrated appliances including a four ring electric hob with an illuminated chimney extractor above, oven & grill, fridge/freezer and a dishwasher. Stainless steel sunken sink unit with mixer tap set in a granite work surface with matching splashback, cupboard housing the'Vaillant eco TEC plus' gas boiler, continuation of the polished oak flooring and a PVC double glazed window overlooking the side elevation.

Bedroom One
14'6" x 9'8" (4.43m x 2.96m)
Comprehensively fitted with a range of bedroom furniture including a row of wardrobes providing hanging shelving and drawer storage, dressing table with further drawer storage, bed side cabinet and a double base level unit. Spotlights and a PVC double glazed window overlooking the gardens.





En-Suite Shower Room
7'0" x 5'9" (2.15m x 1.77m)
Modern three piece white suite amidst chrome fittings including a tiled enclosure with feature wall housing a thermostatic shower accompanied by both rain-shower and retractable heads, wash hand basin set on a vanity unit with drawer storage below and illuminated mirror above complete a low level WC. Fully tiled walls with contrasting tiled floors, inset lighting, chrome ladder heated towel rail, further mirror fitted into a recess with granite mantle and an extractor fan.

Bedroom Two
11'3" x 10'5" (3.43m x 3.18m)
PVC double glazed window overlooking the garden and a central heating radiator.

Bathroom
7'1" x 6'0" (2.17m x 1.85m)
Modern white suite amidst chrome fittings including a tiled bath with a thermostatic shower above and screen, pedestal wash hand basin with mixer tap, illuminated mirror and a low level WC. Fully tiled walls with a decorative border and matching flooring, inset lighting and a chrome ladder heated towel rail.

Outside
Well manicured communal gardens, allocated and guest parking.

Service Charge
£140 pcm from 25th of each month payable to Grappenhall Management Co.

Tenure
Leasehold with a 'Term of 150 Years from 1st January 2007 and an annual ground rent of £157.59.

Council Tax
Band 'D' - £2,479.92 (2026/2027)

Local Authority
Warrington Borough Council.

Services
No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Postcode
WA4 2QN

Possession
Vacant Possession upon Completion.

Viewing
Strictly by prior appointment with Cowdel Clarke. 'Video Tours' can be viewed prior to physical inspections.