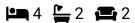


Ian Anthony The Estate Agents

Chester Road, Grappenhall, Warrington, WA4 2QE

Offers Over £550,000









- NO UPWARD CHAIN
- KITCHEN / FAMILY ROOM
- FOUR DOUBLE BEDROOMS
- OFFICE & STORE ROOM
- MATURE GARDENS & DRIVEWAY

- A TRADITIONAL BAY FRONTED DETACHED BUNGALOW
- LIVING ROOM, LOUNGE AREA
- FAMILY BATHROOM
- NEWLY TILED ROOF
- DESIRABLE RESIDENTIAL LOCATION









NO UPWARD CHAIN

This attractive and traditional bay-fronted property is located in a highly sought-after area, offering convenient access to the picturesque villages of Grappenhall and Stockton Heath. Set alongside the Bridgewater Canal, the location boasts a blend of charm and convenience, with easy access to local amenities along Chester Road. The property presents a traditional exterior with brick and rendered elevations, complemented by a generous extension that enhances the flexibility of its living spaces preserving much of the home's original character and period charm. The downstairs accommodation includes a pleasant living room, an impressive open-plan kitchen/family room, an excellent size master bedroom and two well-proportioned double bedrooms, a family bathroom, and a modern en-suite. The first floor offers an additional bedroom currently used as a lounge area, a storage room and office





	Current	Potentia
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80)		
(55-68)	68	
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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