



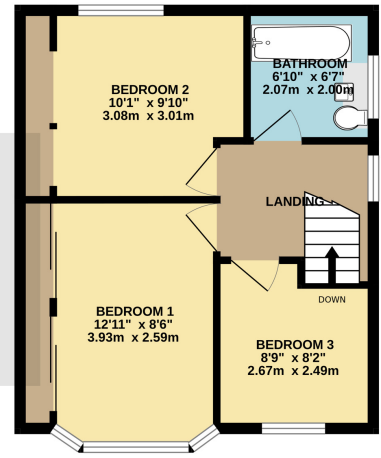
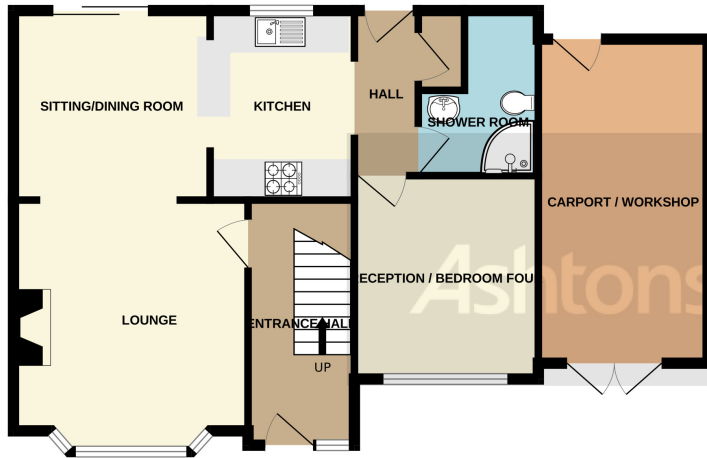
*26 Windsor Drive, Grappenhall, Warrington,
Cheshire. WA4 2NU.
Offers in Excess of £350,000*

OPEN PLAN KITCHEN / DINING ROOM | GREAT FAMILY HOME | LANDSCAPED
GARDENS | GROUND FLOOR BEDROOM AND SHOWER ROOM | POPULAR LOCATION |
IMMACULATE HOME | PROPERTY RENDERED WITH 10 YEAR GUARANTEE |



GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.

1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.

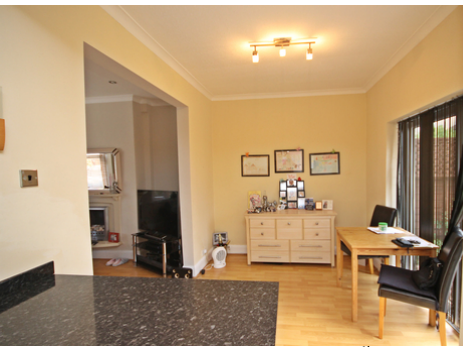


TOTAL FLOOR AREA: 1136 sq.ft. (105.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BAY FRONTED SEMI-DETACHED - THREE BEDROOMS - LANDSCAPED GARDENS - SOUGHT AFTER LOCATION - 3 / 4 BEDROOMS - OFF ROAD PARKING

Presenting an exceptional opportunity, this bay-fronted semi-detached home graces a coveted location on a well-regarded street in Grappenhall. Elegantly maintained and thoughtfully designed, this property is a true family haven. As you step inside, a welcoming hallway sets the tone, offering both charm and practicality with its understairs storage. The lounge boasts a bay window to the front, ushering in abundant natural light that complements the inviting ambiance. A focal point of the room is the feature fireplace, enhancing both warmth and character. Flowing seamlessly, the open-plan layout extends into



Contact your local office
to arrange a viewing:

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Ashton-In-Makerfield: 01942 364446
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Financial Services: 01925 221234

Viewing Arrangements

Viewing is strictly by appointment only through
Ashtons Estate Agency.

Disclaimer Property Details

These particulars, whilst being 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. We have not carried out a detailed survey nor tested the services, appliances and specific furnishings. The measurements given are approximate.

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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.