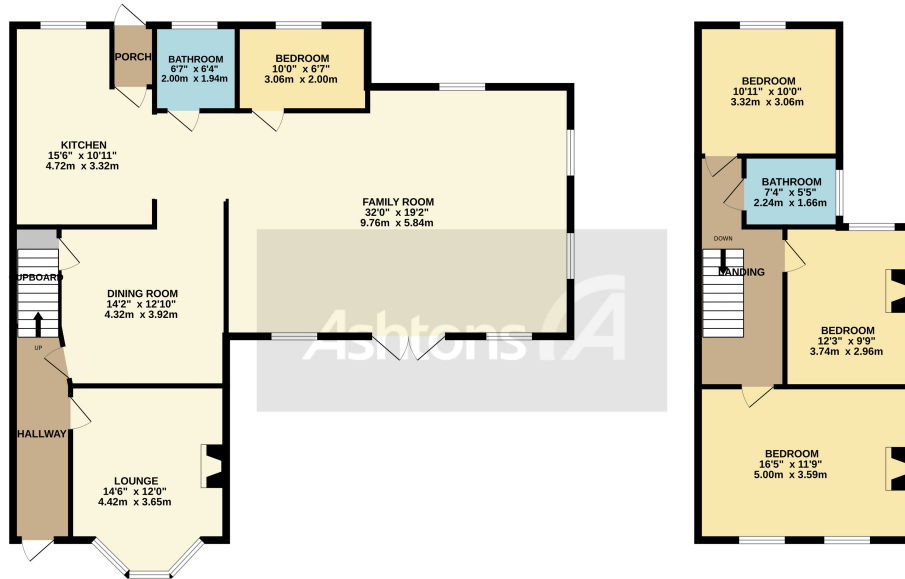




*219 Chester Road, Grappenhall, Warrington,  
Cheshire. WA4 2QB.  
Offers in Excess of £535,000*

GENEROUS GARDENS TO THREE ELEVATIONS | EXTENDED FAMILY HOME |  
OVERLOOKING THE BRIDGWATER CANAL | NO ONWARDS CHAIN |





TOTAL FLOOR AREA: 1770 sq.ft. (164.4 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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## EDWARDIAN SEMI-DETACHED - FOUR BEDROOMS - OPEN PLAN LIVING - LARGE PLOT WITH GARDENS TO THREE ELEVATIONS - OVERLOOKING BRIDGWATER CANAL - OFF-ROAD PARKING AND GARAGE.

A unique semi-detached property overflowing with space, facilities, and possibilities! Situated on an enormous plot and steeped in local history 219 Chester Road offers some excellent opportunities. The extremely versatile accommodation extends to just under 2000 sq/ft the current owners have maintained and updated the property to a superb standard, its much larger than average plot has allowed for the addition of a marvellous extension which could be converted into a totally self-



Contact your local office to arrange a viewing:

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Stockton Heath: 01925 453400  
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Culcheth: 01925 764744  
Ashton-In-Makerfield: 01942 364446  
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Commercial Office: 01925 907709  
Lettings Head Office: 01925 873533  
Financial Services: 01925 221234

**Viewing Arrangements**  
Viewing is strictly by appointment only through Ashtons Estate Agency.

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Ashtons

a vibrant town and is easily commutable to Manchester and Chester. The property is located within close proximity to the M56 and M6 motorway and it is only 15 minutes away from Manchester airport