



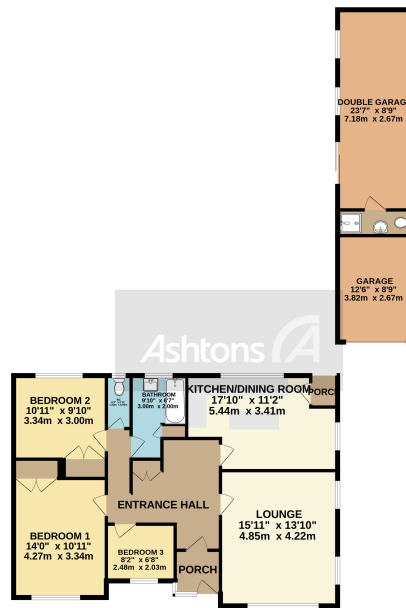
*2a Barrymore Road, Grappenhall, Warrington,  
Cheshire. WA4 2PZ.*

*£450,000*

Detached Bungalow | Three Bedrooms | Requires full modernisation | Sought After Location | Detached  
Garage with Outbuilding | Mature Gardens to Front & Rear |







TOTAL FLOOR AREA: 1137 sq.ft. (124.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan combined with 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 product, condition and appearance shown have not been tested and no guarantee as to their quality or quantity can be given.  
 Made with Metropix C603

## DETACHED BUNGALOW - REQUIRES FULL MODERNISATION - POPULAR LOCATION - KITCHEN / DINER - MATURE GARDENS - DETACHED GARAGE / OUTBUILDING

Situated on this popular road in Grappenhall is this detached bungalow, the property requires a program of works to bring it back up to standard. Internally there is an entrance porch, hallway, lounge, dining kitchen, three bedrooms, bathroom, and WC. Furthermore, there is a rear porch that leads out to the garage and outbuilding. There are mature gardens to the front and rear.

### Location

Grappenhall is a village in the county of Cheshire, England. It is situated approximately 2.5 miles south of Warrington town center. The village is located on the south bank of the Manchester Ship Canal and is bounded by the River Mersey to the north.

Grappenhall has a number of historical buildings, including Grappenhall Hall, a grade II\* listed building

### Contact your local office to arrange a viewing:

**Padgate:** 01925 479334  
**Great Sankey:** 01925 454300  
**Winwick:** 01925 232146  
**Stockton Heath:** 01925 453400  
**St.Helens:** 01744 754120  
**Wigan:** 01942 498862  
**Culcheth:** 01925 764744  
**Ashton-In-Makerfield:** 01942 364446  
**Newton-Le-Willows:** 01925 907770  
**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.

### 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All details, photographs and floorplans are the copyright of Ashtons Estate Agency.



*How much you can borrow?*  
 Speak to a mortgage expert in your local office.

**Ashtons Financial Services**

**Ashtons**

Ashtons.net rightmove

PrimeLocation.com Zoopla.co.uk