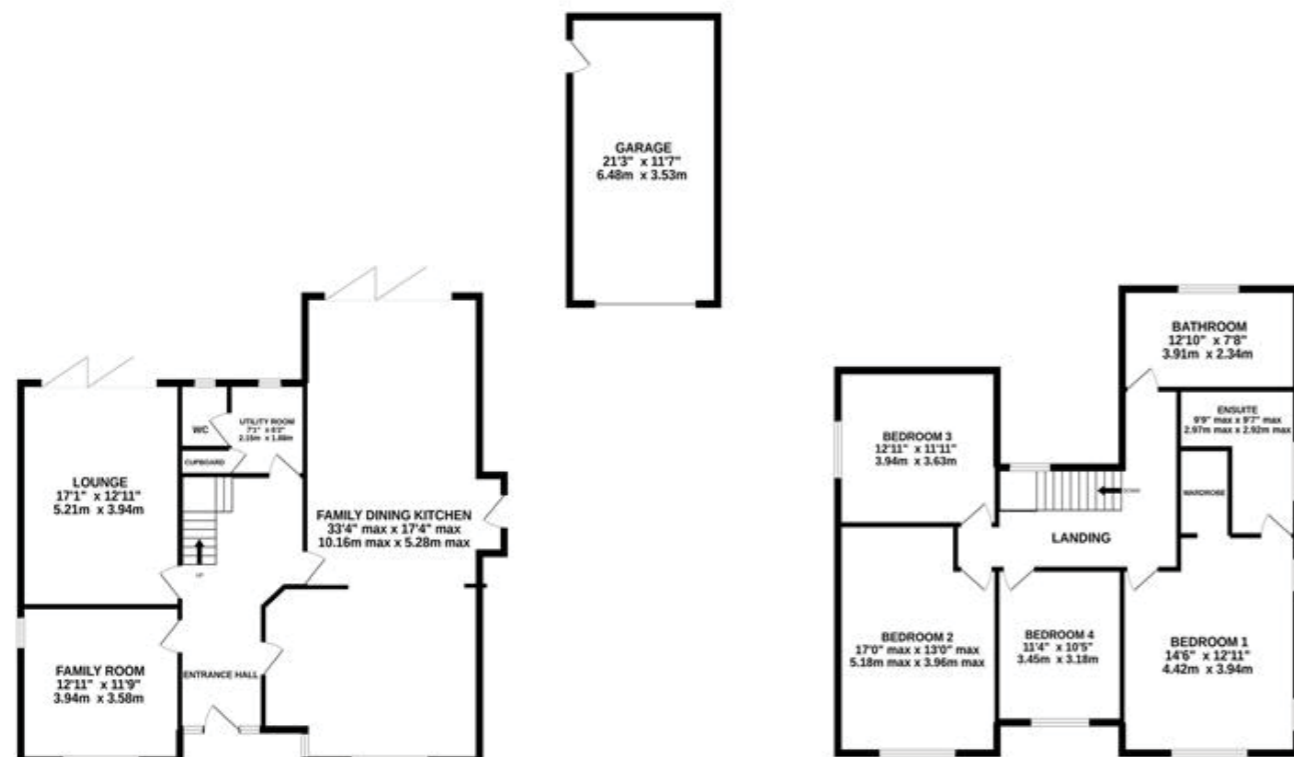


MALVERN
 Grantham Avenue, Walton
£925,000

GROUND FLOOR
 1422 sq.ft. (132.1 sq.m.) approx.

1ST FLOOR
 1081 sq.ft. (100.4 sq.m.) approx.



TOTAL FLOOR AREA: 2502 sq.ft. (232.5 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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NOTICE
 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Stockton Heath

29, Walton Road, STOCKTON HEATH WA4 6NJ

01925 860400 stocktonheath@gascoignehalman.co.uk

gascoignehalman.co.uk



FANTASTIC LOCATION on one of the area's MOST DESIRABLE ROADS. This fabulous property has been fully renovated and updated, whilst still retaining many character features. Comprising, panelled reception hall, cloakroom WC, two reception rooms with recessed pelmet lighting, stunning open plan dining kitchen with bi-folding doors, utility room and downstairs Wc. To the first floor there are FOUR DOUBLE BEDROOMS, master bedroom with ensuite and wardrobe area and luxury family bathroom. DETACHED GARAGE. front and rear gardens. NO CHAIN

GASCOIGNE HALMAN

- FANTASTIC LOCATION
- FOUR DOUBLE BEDROOMS
- CLOSE TO STOCKTON HEATH VILLAGE

- TWO BATH/SHOWER ROOMS
- DETACHED GARAGE
- NO CHAIN

£925,000

MALVERN

Grantham Avenue, Walton



Malvern is a lovely family home which has undergone a complete renovation programme. Located in close proximity to Stockton Heath Village with all its amenities, Grantham Avenue is one of the areas most sought after roads. The house currently provides, reception hall, family room to the front and rear lounge leading into the garden, a further stunning dual aspect dining kitchen with separate utility room and Wc. Panelled stairs leading to the first floor provide access to the master bedroom with en-suite facility, three further good sized bedrooms and beautiful family bathroom. Externally the property offers laid to lawn well kept gardens, driveway and detached garage. NO CHAIN

LOCATION

Stockton Heath village boasts a first-class range of shopping, schooling and recreational facilities. The nearby motorway system brings Manchester, Liverpool, Chester etc. within easy commuting distance and there are fast and frequent train services to London from local stations. Manchester International Airport can be reached normally in about twenty minutes by car and the area is surrounded by glorious Cheshire countryside.

DIRECTIONS

From our office in Stockton Heath proceed west along the A56 Walton Road and in about half a mile turn left into Belvoir Road. Take the second right into Grantham Avenue and number six will be found on the right hand side.

TENURE

Believed to be Freehold (Subject to verification by Solicitors)

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Warrington Borough Council Tax Band G

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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