



Barton Avenue, Grappenhall Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Three Bedrooms
- Private Garden
- Close To Amenities
- Sought-After Location
- Family Home
- Modern Kitchen
- Driveway Parking
- Quiet Location
- Modern Bathroom

DESCRIPTION

Welcome to this stunning three bedroom semi detached residence located in the sought-after neighbourhood of Grappenhall. This property offers comfortable living spaces with modern amenities, boasting ample storage and a private garden - making this the perfect family home.

Entry to the property is granted via the hallway providing easy access to all areas of this home. The ground floor is characterised by its inviting living spaces, including a open plan lounge area featuring a traditional fireplace creating a warm and cosy atmosphere. This spectacular property benefits from a modern kitchen and a separate dining room. Large windows flood the rooms with natural light, creating a warm and welcoming ambiance for gatherings or relaxation. The ground floor concludes with a conservatory boasting additional space for family time/children's play.

As you ascend the stairs, you will find three well-appointed bedrooms, each offering tranquillity and comfort. The first floor also benefits from a modern family bathroom equipped with modern fixtures and fittings. Offering both a bath and shower, this space provides convenience and comfort for the whole household.



THE GARDENS

Step outside to discover a charming private garden, ideal for outdoor dining, gardening enthusiasts, or simply unwinding amidst nature. The well-maintained lawn and paved area offer a serene retreat from the hustle and bustle of everyday life. Parking can be found to the front of the property via the private driveway.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 7.67m x 3.55m Lounge/Dining Room
- 4.33m x 2.17m Kitchen
- 3.36m x 2.77m Conservatory

FIRST FLOOR

- Landing
- 3.84m x 3.55m Bedroom One
- 3.00m x 3.55m Bedroom Two
- 3.82m x 1.96m Bedroom Three
- 2.05m x 1.79m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 264Mb (Via Virgin Media)



LOCATION - GRAPPENHALL

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 its 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.



DISTANCES

- Grappenhall Village 1 mile walk
 - Stockton Heath 2 mile walk
 - Warrington Town Centre 4 miles
 - Manchester Airport 14 miles via M56
 - Manchester City Centre 24 miles via M56
 - Liverpool City Centre 27 miles via M62
- (Distances quoted are approximate)

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.



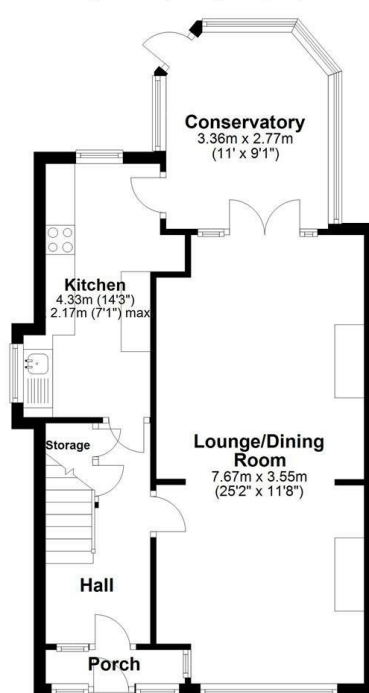


IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

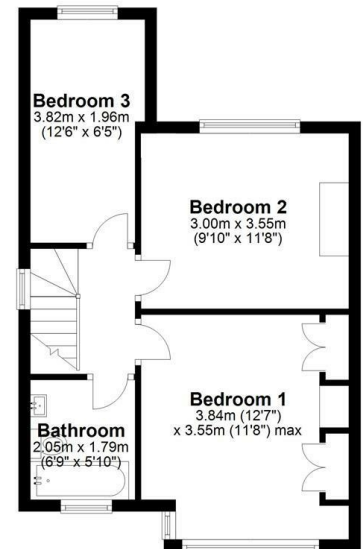
Ground Floor

Approx. 53.1 sq. metres (571.9 sq. feet)

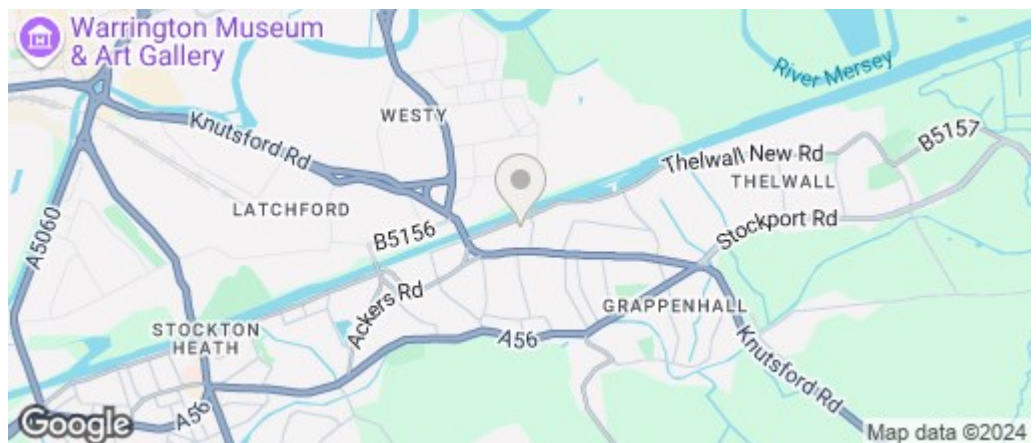


First Floor

Approx. 39.9 sq. metres (429.0 sq. feet)



Total area: approx. 93.0 sq. metres (1000.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please call 01925 267070 to arrange a viewing.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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