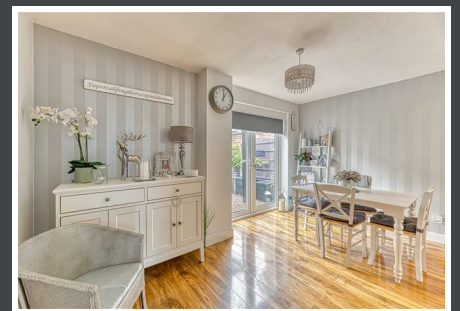
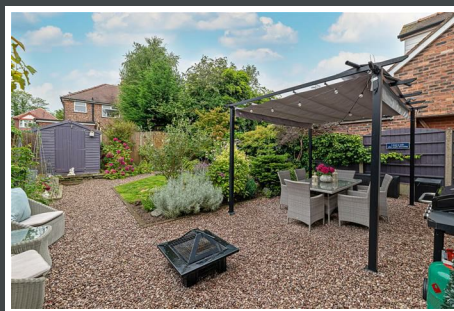




# Glebe Avenue, Grappenhall Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Three Bedrooms
- Modern Kitchen
- Inviting Garden
- Driveway Parking
- Family Home
- Extended
- Beautifully Presented
- Great Location
- Three Reception Rooms
- Bay Fronted Lounge

## DESCRIPTION

A stunning extended semi-detached home showcasing three bedrooms, an inviting garden and a beautifully modern kitchen. Situated in the sought-after location of Grappenhall, this modernised and thoughtfully upgraded property offers an ideal blend of contemporary living with classic architectural design.

Upon entering, you are welcomed into a bright and inviting hall featuring beautiful Amtico flooring effortlessly flowing through the ground floor. The lounge provides a spacious, bright room with a large bay window, modernised with neutral colours and offering a feature fireplace. A great addition to this home is the extended open kitchen/dining room, designed for modern living, boasting high-end appliances, sleek cabinetry and high specification appliances. The dining area, with double French doors, opens directly into the garden, creating an ideal space for indoor-outdoor living and entertaining. Completing the downstairs is a convenient WC and a spacious family room, ideal as a children's play room or second reception room.

Upstairs, the property offers three beautifully presented bedrooms. Bedrooms one and two are particularly spacious whilst bedroom three offers the possibility of a home office, nursery or a dressing room. The contemporary shower room is finished to a high standard, and offers elegant fixtures.



## GARDEN

This family home offers a thoughtfully designed, well established rear garden providing a true retreat as an escape from busy family life. With a canopy seating area perfect for al fresco dining, beautiful plants, lawn and mature greenery that provides privacy and a touch of nature. Driveway parking is available to the front of the property.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 3.77m x 3.33m Lounge
- 3.43m x 3.33m Family Room
- 2.38m x 4.18m Dining Room
- 4.46m x 2.57m Kitchen
- 1.17m x 0.72m WC

### FIRST FLOOR

- Landing
- 3.88m x 3.26m Bedroom One
- 3.32m x 3.26m Bedroom Two
- 1.93m x 1.80m Bedroom Three
- 2.14m x 1.78m Shower Room

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 132Mb (Via BT)

## 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 5 minute walk
- Stockton Heath 2 mile walk
- Warrington Town Centre 2 miles
- Manchester Airport 13 miles via M56
- Manchester City Centre 20 miles via M56
- Liverpool City Centre 22 miles via M62
- Chester City Centre 22 miles via M56

(Distances quoted are approximate)

## GENERAL INFORMATION

**Local Authority:** Warrington

**Council Band:** C

**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

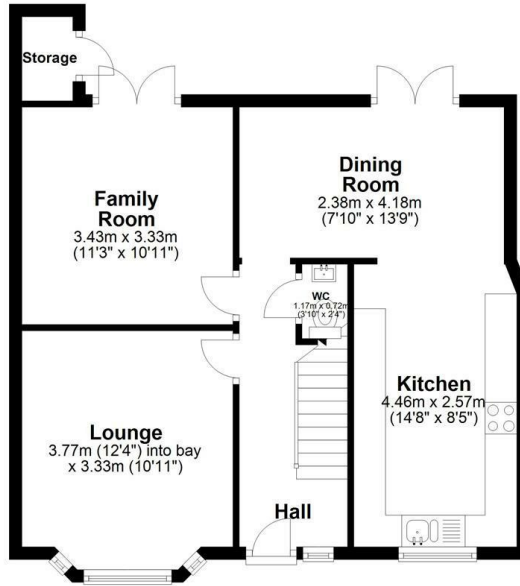
Not included in the asking price. These items may be available under separate negotiation.





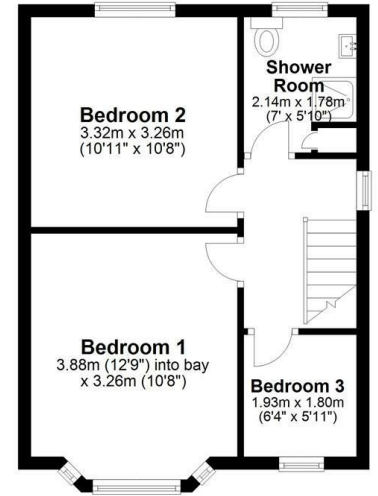
### Ground Floor

Approx. 55.5 sq. metres (597.5 sq. feet)

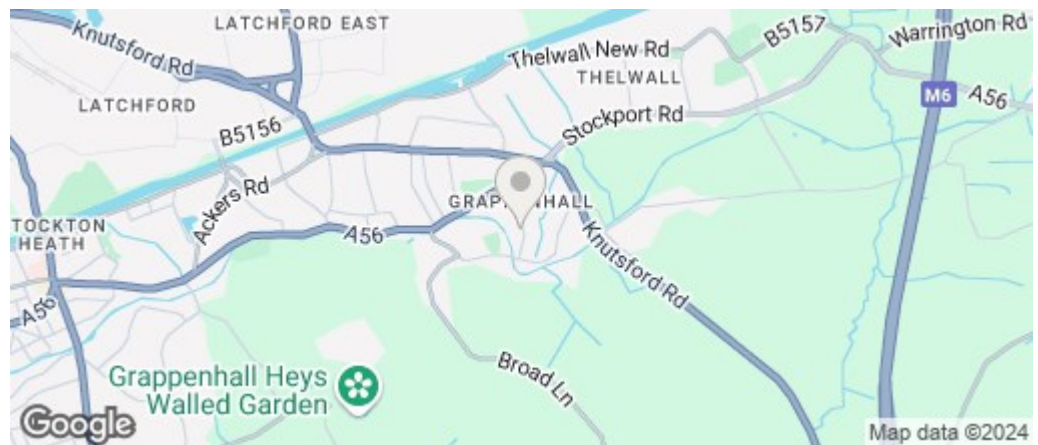


### First Floor

Approx. 36.4 sq. metres (391.9 sq. feet)



Total area: approx. 91.9 sq. metres (989.4 sq. feet)



## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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