



Meredith Avenue, Grappenhall Warrington,



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Sought-After Location
- Family Home
- Driveway Parking
- Low Maintenance Garden
- Motivated Sellers
- Cul-De-Sac
- Close To Amenities
- Modern Décor
- Two Large Reception Rooms

INTERIOR

Offered for sale with motivated sellers, we proudly present this stunning three-bedroom semi detached home in the desirable area of Grappenhall, if you are looking for a modern home with contemporary living in mind then look no further! To the front of the property you will find a spacious lounge bathed in natural light creating the perfect dynamic for family relaxation. The open-plan kitchen and dining area boasts sleek cabinetry, integrated appliances, and ample space for family meals with a charming view of the rear garden. Upstairs you will find three generously sized bedrooms providing versatility for growing families, guests, or a home office. The stylish family bathroom is fitted with modern fixtures, creating a serene retreat.

GARDEN

Outside, the property benefits from a well-maintained garden, featuring artificial grass and a paving stone area perfect for al-fresco dining. This garden provides a low maintenance effect and side storage suitable for a shed.

To the front of the property you will find a driveway suitable for multiple vehicles.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private or Mains
- Broadband Availability: Up to 150Mb (Via Vodafone)



LOCATION

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. 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.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

Tenure: Leasehold

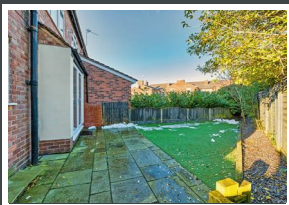
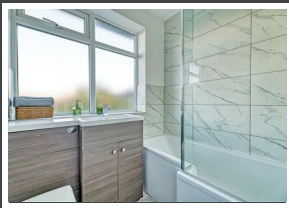
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.



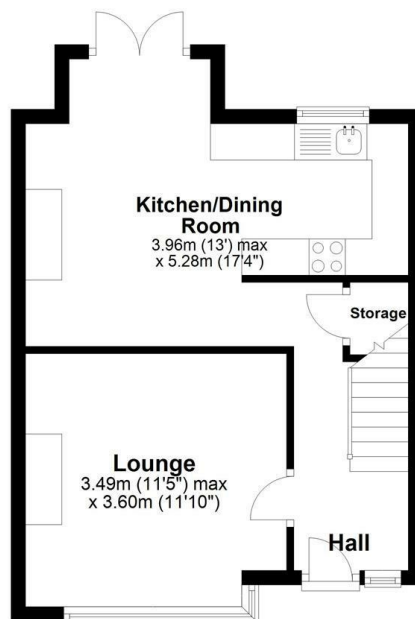


IMPORTANT NOTICE

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.

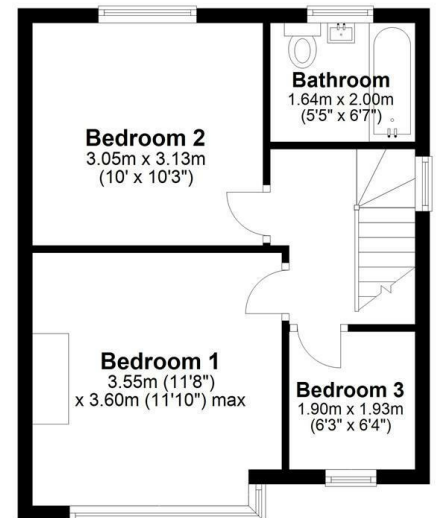
Ground Floor

Approx. 35.6 sq. metres (382.8 sq. feet)

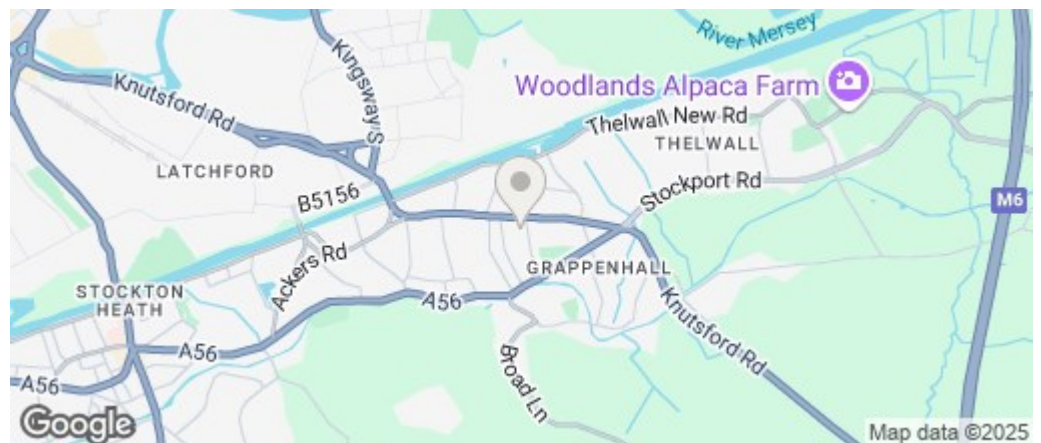


First Floor

Approx. 34.8 sq. metres (375.1 sq. feet)



Total area: approx. 70.4 sq. metres (757.9 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	46	79
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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