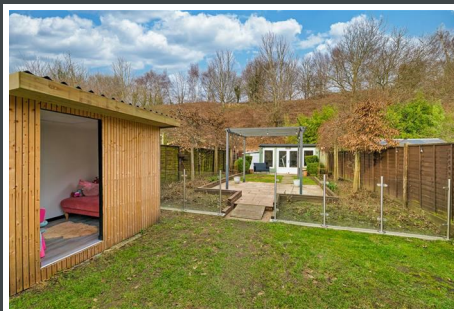




Springfield Avenue, Grappenhall Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Family Home
- Ample Living Space
- Modern Comforts
- Loft Room
- Freehold
- Three Double Bedrooms
- Three Reception Rooms
- Spacious Garden
- Driveway Parking
- Close to Amenities

INTERIOR

Entry into this home is via the welcoming hallway, which then leads you through to the inviting lounge. The lounge features a large window that floods the room with natural light, creating a warm and welcoming atmosphere. The well-appointed kitchen, complete with a breakfast bar, is ideal for casual dining and family gatherings, while the adjoining dining area provides a perfect setting for more formal meals. A generous family room, enhanced by stunning bi-fold doors, seamlessly connects indoor and outdoor living, leading to an expansive garden that is perfect for children to play and for hosting summer barbecues.

This property boasts three double bedrooms, ensuring comfort for all family members. The master bedroom benefits from a built-in wardrobe, providing convenient storage solutions. The family bathroom is well-equipped to cater to the needs of the household. The loft room provides further storage, ensuring that the home remains clutter-free.

GARDEN

The outdoor space is a true highlight, the large garden is not overlooked and featuring a mix of lawn and patio areas, ideal for family time and relaxation. Additionally, there is a garden room which offers versatile options, whether you envision it as a gym, home office, or creative space. To the front of the property, driveway parking is available, and the property is conveniently located near local amenities and schools, making it an excellent choice for families.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (Via BT)



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: Freehold

(Property tenure to be confirmed by solicitors)

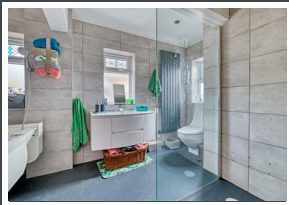
Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.

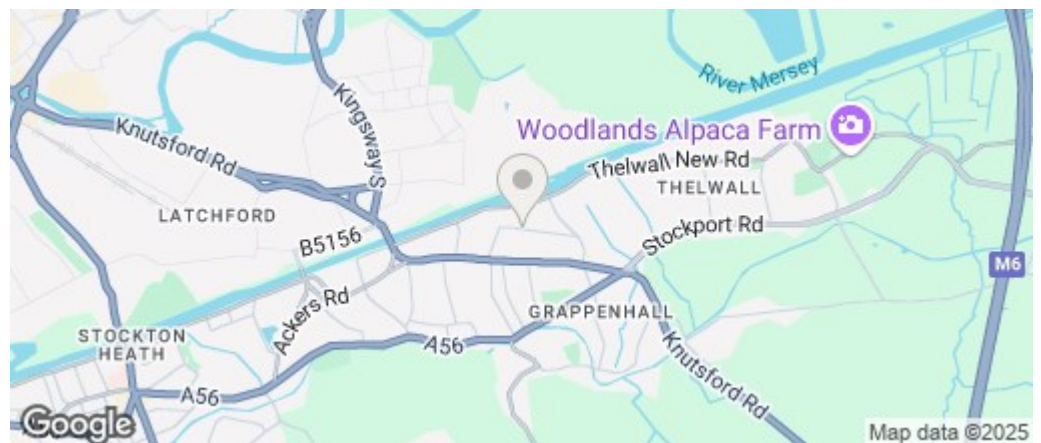
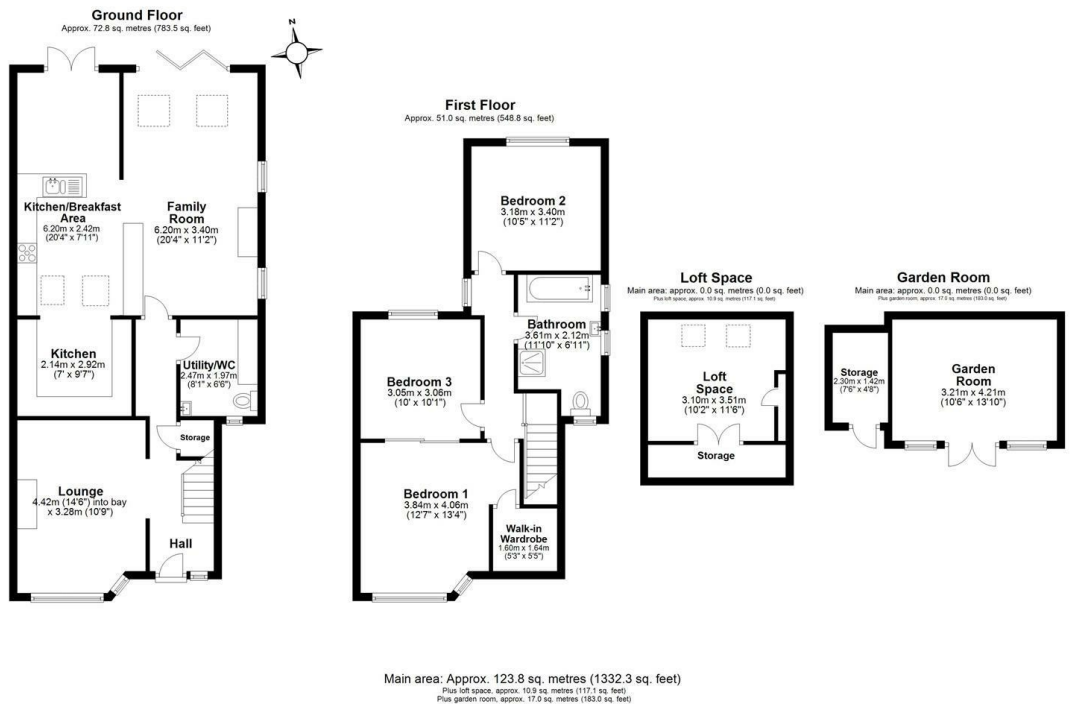






IMPORTANT NOTICE

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.



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	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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