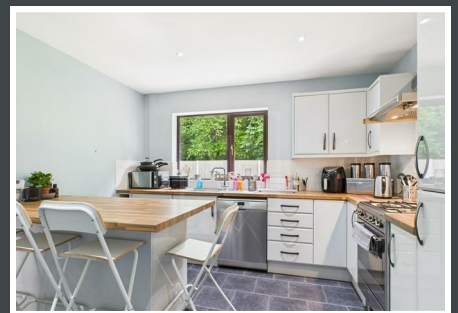




Richmond Avenue, Grappenhall Warrington,



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Four Bedrooms
- Large Corner Plot
- Driveway Parking
- Stunning Gardens
- Neutral Decor
- One Level Living
- Family Hone
- Sought-After Location
- Close To Amenities
- Close To Schools

INTERIOR

Nestled in the sought-after village of Grappenhall, this impressive four-bedroom semi-detached bungalow offers spacious and versatile living on a generous plot. Finished in a tasteful, neutral décor throughout, the home is ready to move into while offering scope for personalisation. The property features a light-filled lounge adding a sense of warmth and charm to this space. A modern kitchen with a handy breakfast bar can be found to the rear of the property with charming views of the rear garden. A separate dining area can be found to the front of the property - a versatile room suitable for family dining or home office. A handy utility room and separate WC adds practicality to this home! The property benefits from four well proportioned bedrooms offering ample storage for your design ideas to come to life and perfect for family residence. Located in a quiet residential area with excellent access to local amenities, reputable schools, and transport links, this property presents an ideal opportunity for families or downsizers seeking single-level living with plenty of space, privacy, and potential in a desirable location. Do not miss out on making this spectacular house your next home!

GARDEN

To the rear of the property lies a beautifully expansive garden, boasting lush lawns, mature trees, and well-established shrubbery that create a serene and private outdoor retreat. A separate paved patio area offers the perfect space for al-fresco dining or entertaining guests. Additionally, the garden features a charming summer house - an ideal spot for bird watching, reading, or simply unwinding while taking in the tranquil surroundings and natural beauty.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 500Mb (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.

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.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: D

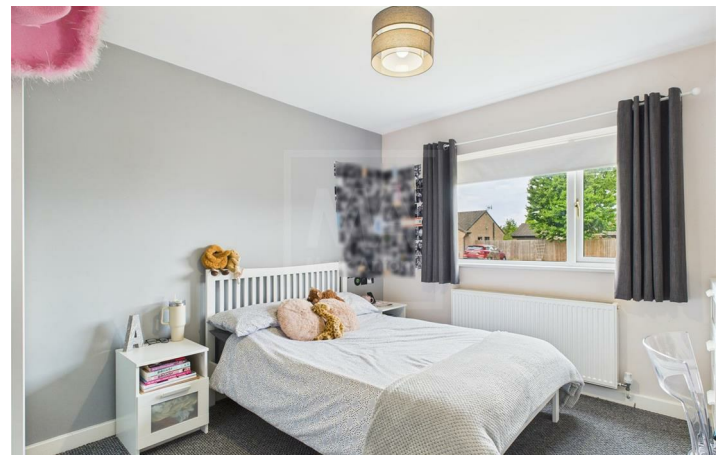
Tenure: Freehold

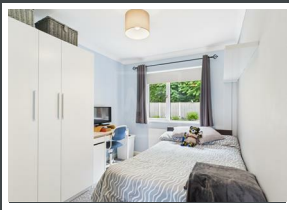
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

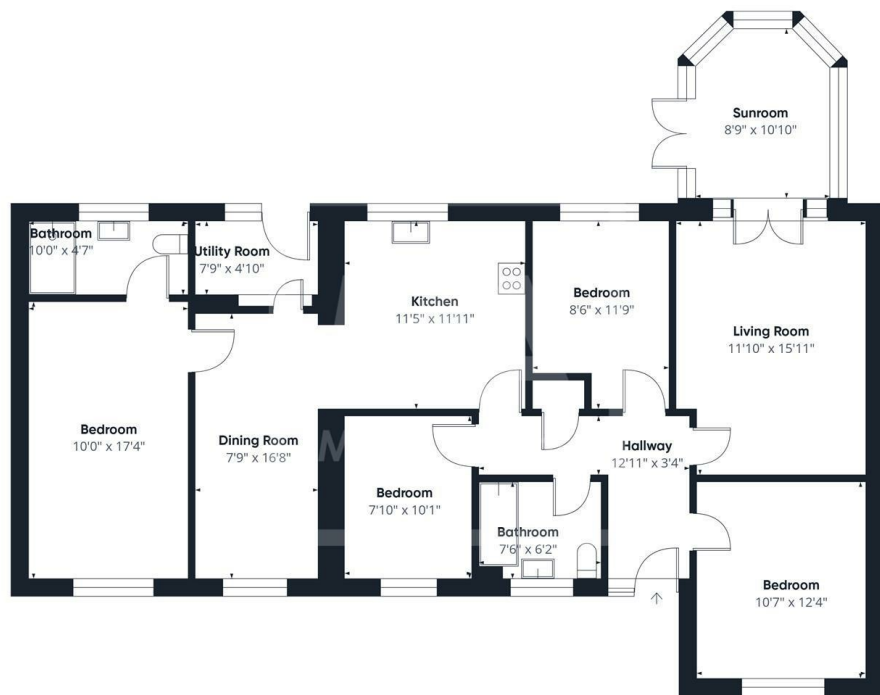
Items may be available under separate negotiation.





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.

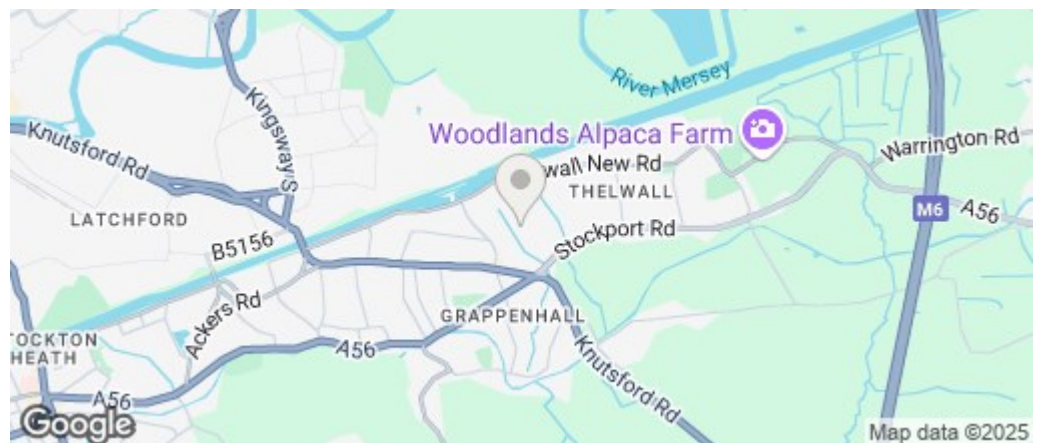


Approximate total area⁽¹⁾
1240 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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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