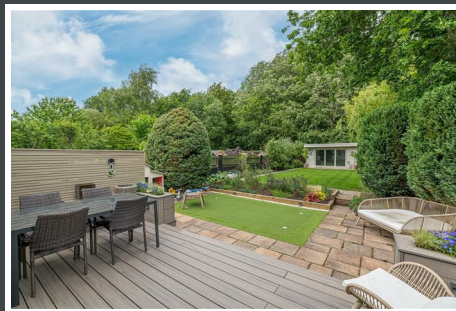




Springfield Avenue, Grappenhall Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Semi Detached Home
- Growing Family
- Ample Living Space
- Driveway Parking
- Fantastic Out Building
- Four Bedrooms
- Beautiful Interior
- Sleek and Modern
- Gorgeous Garden
- Sought After Location

INTERIOR

Upon entering, you are greeted with a welcoming hallway, which leads you to the warm and homely lounge, complemented by a versatile playroom at the front of the house. The heart of the home is undoubtedly the open-plan kitchen, dining, and family room. This impressive space features a beautiful island, sleek worktops, and integrated appliances, all bathed in natural light from the skylight and bi-fold doors that seamlessly connect the indoors to the beautifully landscaped garden. Completing the ground floor is a convenient utility room and a WC.

Home to the first floor, you will find four bedrooms. The master bedroom boasts a luxurious walk-in wardrobe and a stylish en-suite bathroom, while a main family bathroom serves the other bedrooms.

GARDEN

The outdoor space is equally impressive, featuring a large raised patio area perfect for summer gatherings, alongside a lush lawn that invites family fun. Additionally, a garden room or office equipped with light and power provides a fantastic space for work or leisure. To the front of the property, parking is readily available, adding to the convenience of this delightful home.

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 it's 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

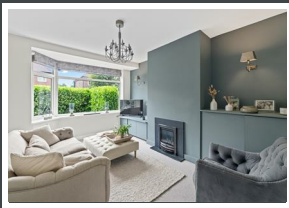
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

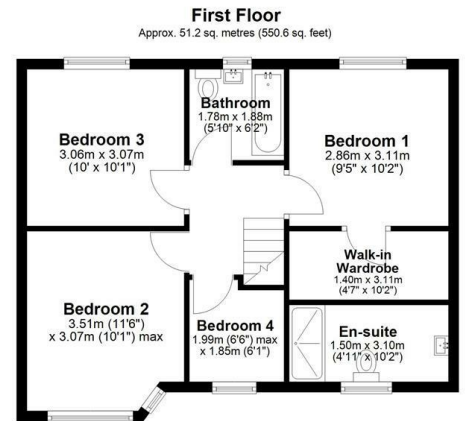
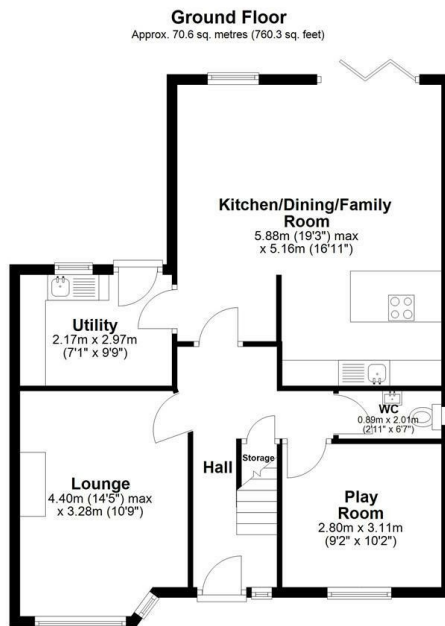
Items may be available under separate negotiation.



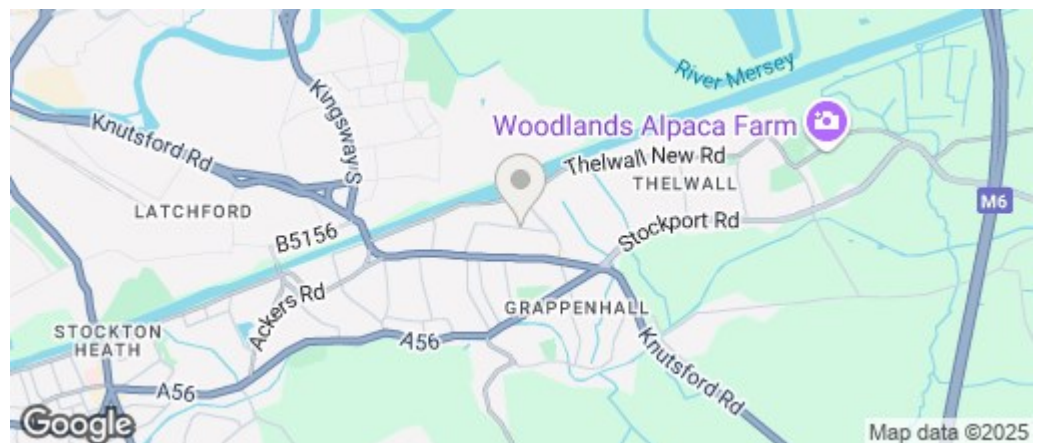



IMPORTANT NOTICE

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.



Main area: Approx. 121.8 sq. metres (1310.9 sq. feet)
Plus garden room/office, approx. 13.5 sq. metres (145.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	57	84
(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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