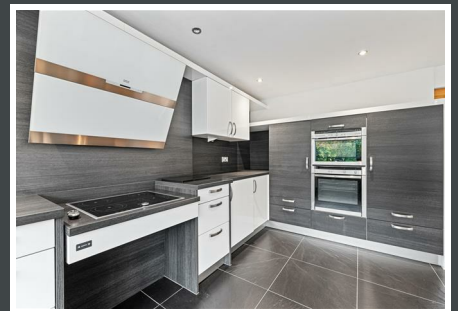




Victoria Avenue, Grappenhall Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Bungalow
- Three Bedrooms
- Private Driveway
- Integrated Garage
- Low Maintenance Garden
- No Onward Chain
- Accessible Living
- Sought After Location
- Close To Amenities
- Modern Interior

INTERIOR

This impressive three-bedroom detached bungalow offers spacious and versatile living. Finished in a neutral décor with oak internal doors throughout, this home is move-in ready while offering scope for personalisation. As you enter, you are welcomed into a light and airy hallway, enhanced by the inviting lounge and the well-appointed, modern kitchen dining room which is equipped with Neff ovens and other high specification integrated appliances. This space also benefits from a gas fire, tiled flooring throughout and provides convenient access to the garden via French doors, making it ideal for both cooking and entertaining.

The bungalow comprises three well-proportioned bedrooms, one of which can easily serve as a home office. The family bathroom/wet room is conveniently located, ensuring comfort for all residents with a modern four-piece suite.

Thoughtfully designed with accessibility in mind, this versatile bungalow offers a practical layout suited to all stages of life — from young families to those seeking long-term livability.

GARDEN

To the rear of the property you will find the ramp to access the low maintenance garden laid mainly with tiles and an upper level of shrubs and greenery making the space more private. Offering plenty of space for outdoor seating or potted plants, it provides a practical, low-upkeep outdoor area. To the front, there is driveway parking and access to the garage.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (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: D

Tenure: Freehold

(Property tenure to be confirmed by solicitors)

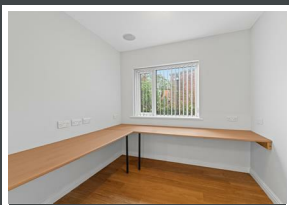
Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.







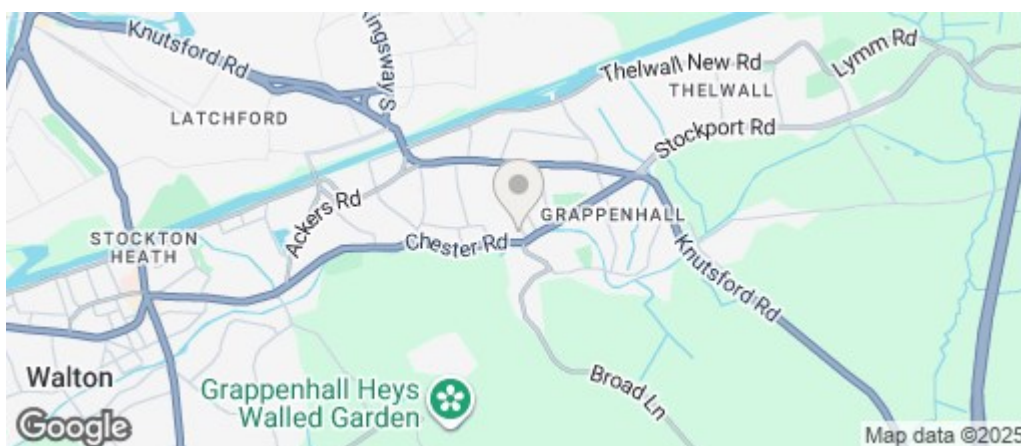
IMPORTANT NOTICE

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.

Ground Floor
Approx. 112.8 sq. metres (1214.7 sq. feet)



Total area: approx. 112.8 sq. metres (1214.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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