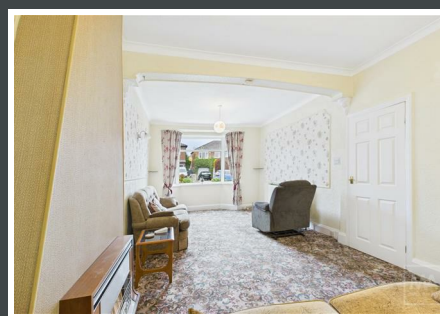
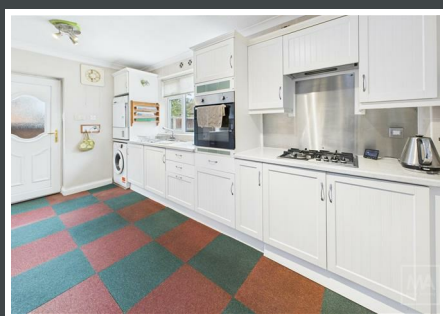




Euclid Avenue, Grappenhall Warrington, Cheshire



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SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Semi Detached Home
- Three Bedrooms
- Large Garden
- Driveway and Garage
- Multiple Reception Rooms
- Sought After Location
- Freehold Title
- Scope For Modernisation
- Close To Local Amenities

INTERIOR

Access to the property begins via a welcoming a hallway, leading to a bright and spacious lounge diner. This inviting space features a large window and a charming fireplace, creating a warm and comfortable atmosphere. Continuing through the home, you will find the well-equipped kitchen, a large space with plenty of storage as well as a handy breakfast bar. The layout flows effortlessly into an additional dining space perfect for entertaining. The property also benefits from a generously sized garage, offering practical storage or workspace options.

Upstairs, the home presents a spacious three-piece family bathroom and three well-proportioned bedrooms, the second benefitting from fitted wardrobes. The main bedroom also benefits from built in wardrobes and additional storage as well as a delightful bay window, flooding the room with natural light.

Thoughtfully designed throughout, this home blends practicality with comfort, making it an appealing choice for both investors and first-time buyers

GARDEN

The home boasts a generous front garden and a spacious driveway, providing ample off-road parking. To the rear, a great sized low maintenance garden offers the perfect outdoor retreat, ideal for relaxing or entertaining with mature shrubbery, potted plants and a pond with fish finishing this space. Additionally, a great-sized shed provides excellent storage or potential for further use. A superbly practical outdoor setup.

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: Leasehold

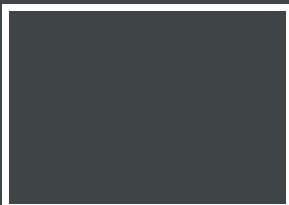
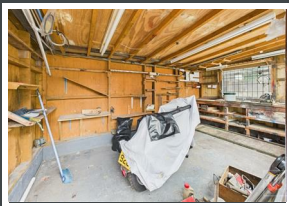
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.



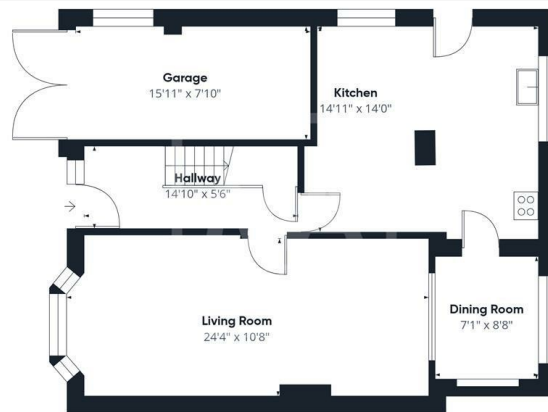


IMPORTANT NOTICE

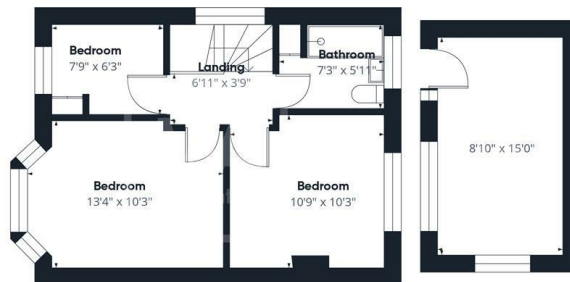
Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration 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.



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Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

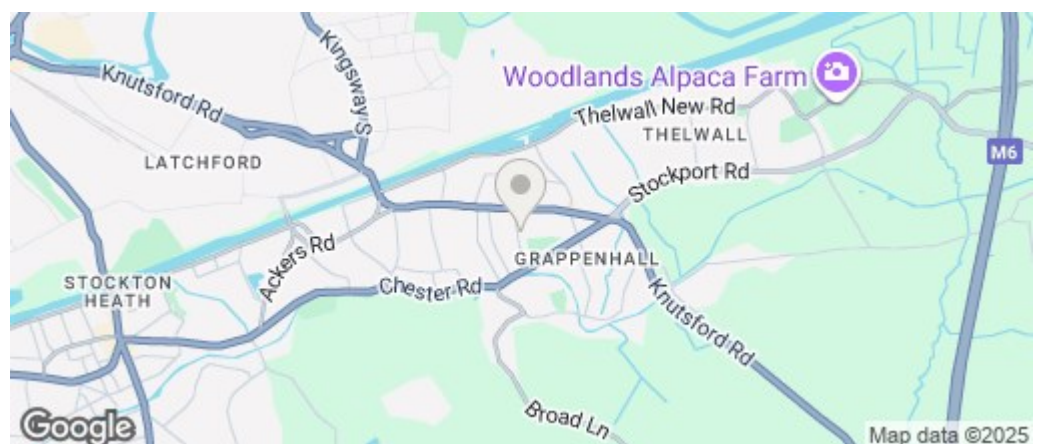


Approximate total area[®]
1246 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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