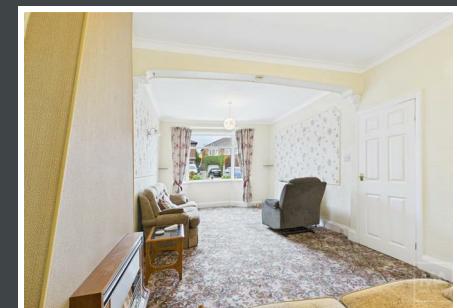




Euclid Avenue, Grappenhall Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

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

INTERIOR

Access to the property begins via a welcoming 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 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: Leasehold

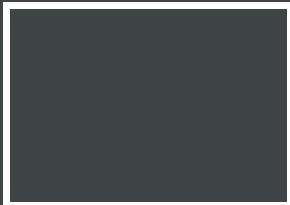
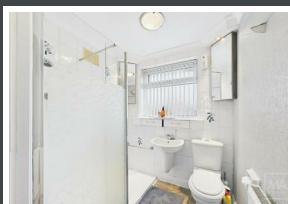
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.
Items may be available under separate negotiation.

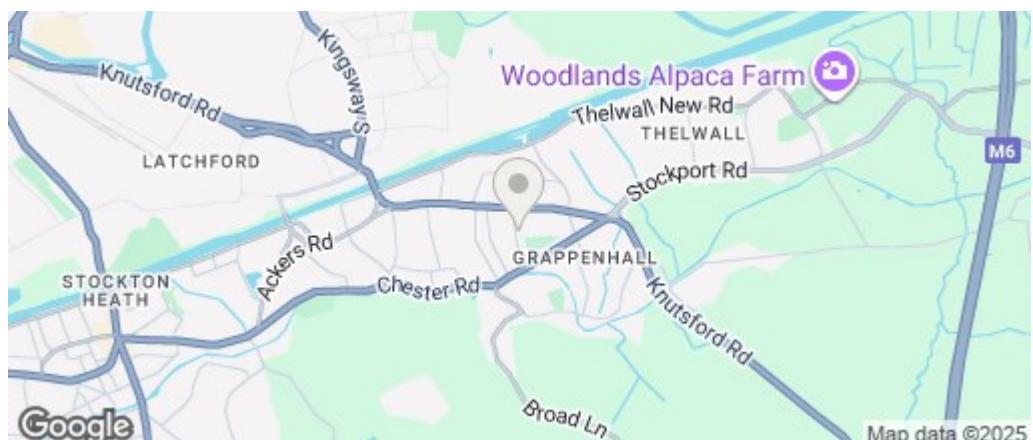


Mark Antony Estates is regulated by The Property Ombudsman and Safe Agent for your protection and peace of mind.



IMPORTANT NOTICE

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	75
(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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