



**GASCOIGNE
HALMAN**

9 KNIGHTSBRIDGE AVENUE, GRAPPENHALL,
WARRINGTON

THE AREAS LEADING ESTATE AGENT



9 KNIGHTSBRIDGE AVENUE, GRAPPENHALL, WARRINGTON

Situated in a quiet cul-de-sac and presented in a fantastic condition throughout is this three bedroom semi detached home. Benefiting from driveway parking and an easy to maintain private rear garden with separate courtyard, the property would be ideal for a first time buyer, family or downsizer alike.

In brief the accommodation on offer comprises entrance porch with double doors to the entrance hallway and stairs rising to the first floor. A good size lounge has a feature gas living flame fire with bay window to the front elevation. The lounge opens into the dining room with sliding doors to the rear patio and gardens. A recently fitted kitchen includes a range of high gloss base and eye level units with integrated appliances including gas hob with extractor above a double oven, microwave, fridge/freezer and dishwasher. A door leads out to the private side courtyard and completes the ground floor.





To the first floor there are three bedrooms with a stunning, recently fitted shower room.

Externally the property has driveway parking and a lawned front garden, a false garage door gives access to a useful storage area with shed and courtyard with seating. To the rear is an attractive garden with mature flowerbed borders, astroturfed lawn and a lovely patio area for outside dining.

With double glazing throughout along with a recently fitted boiler, the property is ready to move into with the minimum of hassle.

LOCATION

Stockton Heath village boasts a first-class range of shopping, schooling and recreational facilities. The nearby motorway system brings Manchester, Liverpool, Chester etc. within easy commuting distance and there are fast and frequent train services to London from local stations. Manchester International Airport can be reached normally in about twenty minutes by car and the area is surrounded by glorious Cheshire countryside.

DIRECTIONS

SAT NAV: WA4 2QR

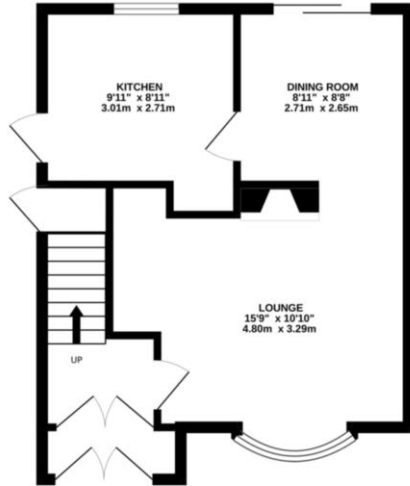
TENURE

Freehold

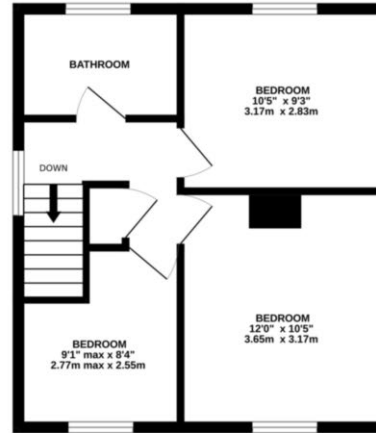
LOCAL AUTHORITY

Warrington BC - Tax Band C

GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.

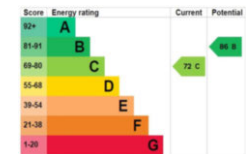


1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 804 sq.ft. (74.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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