



**GASCOIGNE
HALMAN**

91 SPRINGFIELD AVENUE, GRAPPENHALL,
WARRINGTON

THE AREAS LEADING ESTATE AGENT



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An beautifully and thoughtfully extended three bedroom semi detached house with two bathrooms, garage and well presented accommodation throughout. Situated in a sought after and convenient location for local amenities, the property is sold with no onward chain and is ready to move into.

In brief the property comprises entrance hallway with stairs to the first floor. A large through lounge and dining room which opens into the kitchen and family room giving a fantastic open plan living space with bay windowed frontage and bi-folding doors to the rear decking and garden. The kitchen is fitted with a range of base and eye level cabinetry with an integrated dishwasher and breakfast bar area, velux windows flood the room with natural light. A good size utility room has space for laundry appliances with door to the garage and side access. A stunning wet room completes the ground floor.





To the first floor there are three bedrooms, one with fitted furniture plus a family bathroom. A loft ladder gives access to a useful loft room with velux windows, light and power points.

Externally the property has driveway parking and a single garage with electric roller door plus side access to the rear garden. To the rear there is a lawned garden with raised decking area ideal for dining and entertaining.

LOCATION

The area of Grappenhall and 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

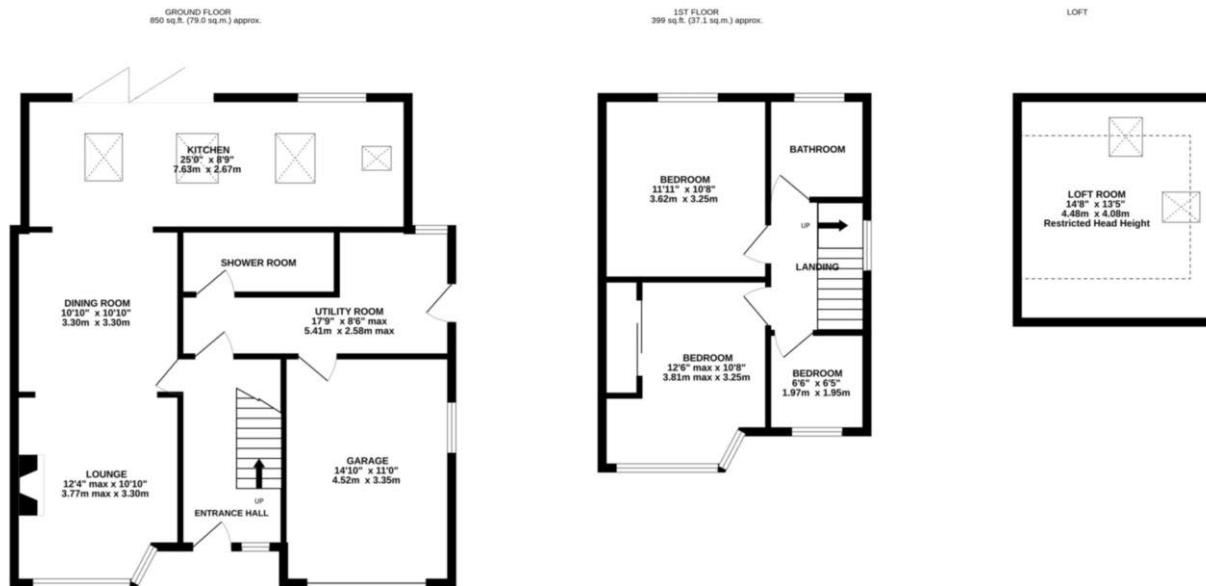
SAT NAV: WA4 2NN

TENURE

Freehold

LOCAL AUTHORITY

Warrington BC - Tax Band C



TOTAL FLOOR AREA: 1249 sq.ft. (116.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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