



**GASCOIGNE
HALMAN**

1 KENSINGTON AVENUE, GRAPPENHALL,
WARRINGTON

THE AREAS LEADING ESTATE AGENT



1 KENSINGTON AVENUE, GRAPPENHALL, WARRINGTON

A stunning three bedroom semi detached family home with extended accommodation. The property is presented to a very high standard throughout and benefits from spacious room sizes.

In brief the accommodation comprises extended entrance hallway with stairs leading to the first floor and understairs storage. A large open plan kitchen/diner has been fitted with a modern range of high gloss units and integrated appliances with double doors to the garden. Sliding doors lead to a vaulted ceiling sitting room which has bi-folding doors to the rear garden and log burner. A separate lounge to the front has fireplace and alcove shelving with lights and gives a cozy room away from the family space at the rear. The garage has been partially converted and extended to create storage as well as a study/office and downstairs shower room which completes the ground floor.

To the first floor there are three good size bedrooms serviced by a family bathroom.





Externally the property has driveway parking to the front whilst to the rear is a garden, mainly laid to lawn and enclosed by timber fencing. A patio area provides space for outside dining and hot tub.

LOCATION

The area of Grappenhall and Stockton Heath village boast 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 2QP

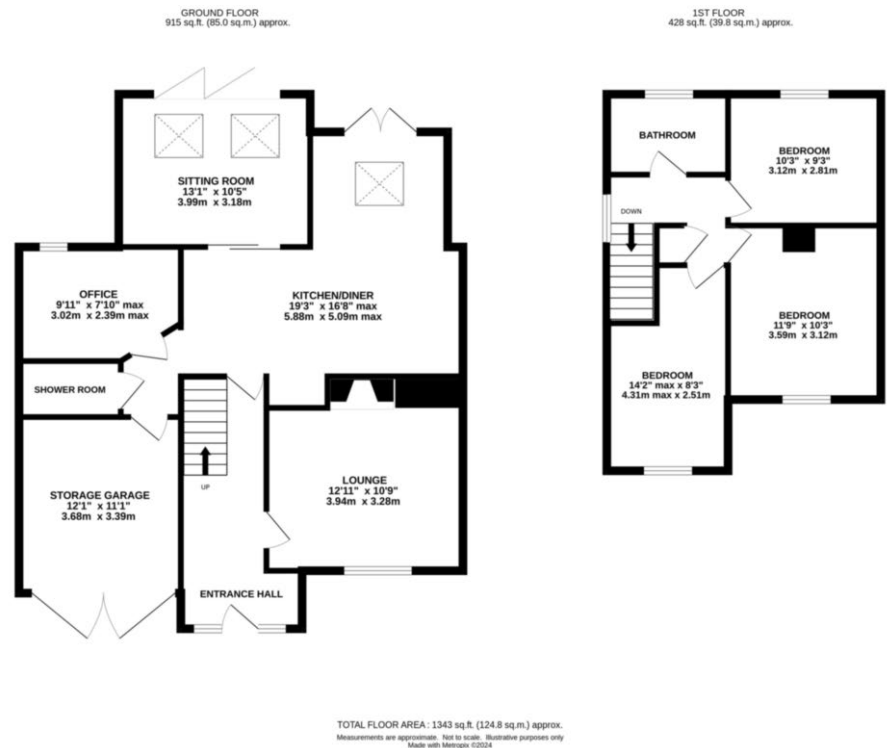
TENURE

Freehold

LOCAL AUTHORITY

Warrington BC - Tax Band D





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