



## 249 Chester Road Grappenhall, Warrington, WA4 2QE £325,000

WELL PRESENTED BAY FRONTED SEMI DETACHED, VIEWS TO THE REAR OF EUCLID PARK, WALKING DISTANCE TO LOCAL AMENITIES, EXTENDED KITCHEN, CONSERVATORY, DOWNSTAIRS WC, THREE BEDROOMS, FAMILY BATHROOM, DRIVEWAY PARKING WITH GARAGE, GARDENS FRONT & REAR.

This 1930's Bay Fronted Semi Detached has been well maintained by the current owners and been a family home for many years, extended over time. Grappenhall Village is just a short walk away and the motorway networks within a few minutes drive. The accommodation comprises Entrance Hallway, Sitting Room, Lounge with Biofuel Fire, Conservatory, Extended Kitchen with space for appliances, Downstairs WC, Two Double Bedrooms, Single Third Bedroom and Family Bathroom. Externally there is a Dwarf Walled Front Garden with Adjacent Driveway and a Lovely, Well Established Rear Garden with Garage.

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- GARDENS FRONT & REAR

### Viewing

Please contact our Let n Sell Office on 07958 253511 if you wish to arrange a viewing appointment for this property or require further information.



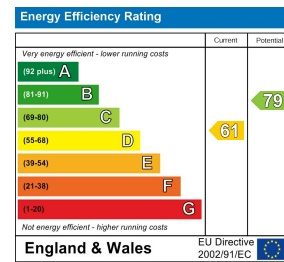
# Floor Plan



# Area Map



# Energy Efficiency Graph



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