



75 St. Annes Avenue

Grappenhall, Warrington, WA4 2PL

Offers in excess of £330,000

EXTENDED BAY FRONTED SEMI DETACHED, WELL PRESENTED THROUGHOUT, GREAT LOCATION FOR LOCAL SCHOOLS & AMENITIES, NO CHAIN, TWO RECEPTION ROOMS, DOWNSTAIRS WC, OPEN PLAN KITCHEN/DINER, THREE BEDROOMS, BATHROOM, DRIVEWAY, GARAGE & GARDENS.

This Thoughtfully Extended Semi Detached is perfect for a couple or a family situated on a desirable road in Grappenhall. The local amenities are on the doorstep along with a range of primary schools and the choice of two high schools. The motorway is a short drive away should any prospective buyer need to commute. The accommodation comprises Entrance Hallway, Lounge, Family Room, Kitchen/Diner with white goods, Downstairs WC, Three Bedrooms and a Bathroom. Externally there is driveway parking, garage and garden. In addition to all this the owners have just had a new roof installed.

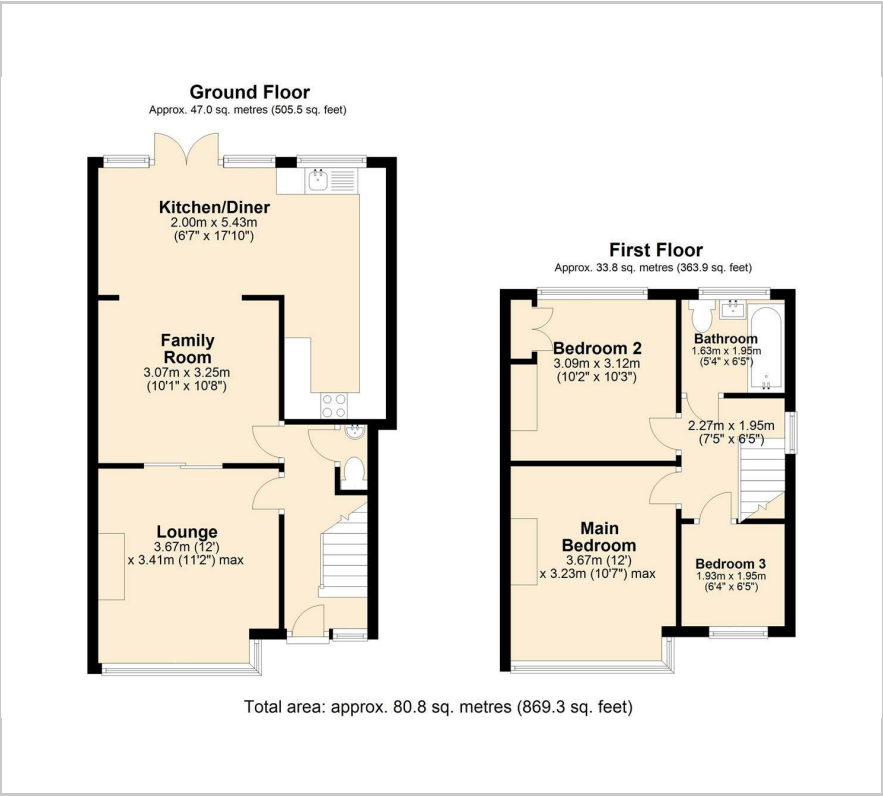
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- DRIVEWAY GARAGE & GARDENS

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.