



Springfield Avenue, Grappenhall, Warrington

£400,000

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Thoughtfully extended to the rear & side elevations, this traditional semi-detached property offers spacious, well presented accommodation in a popular Grappenhall location.

The accommodation briefly includes; entrance hall, lounge, dining room, an impressive full width kitchen / breakfast room, large utility, walk-in shower/wet room room, integral garage, first floor landing, three bedrooms, bathroom and a useful loft storage room. Outside there is driveway parking at the front and a lovely garden at the rear with side access.

Early Viewing Essential. No Chain Delay With This Sale.

Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate.

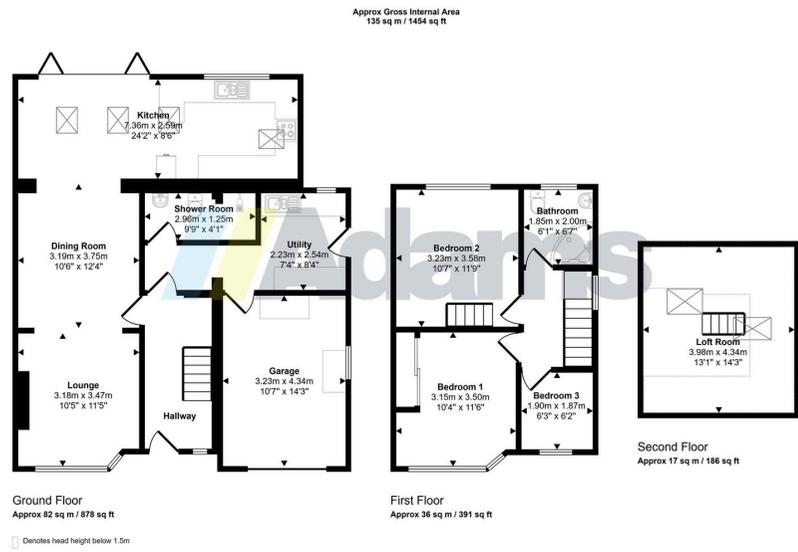
Agents Notes

Tenure: Freehold

Council Tax Band: C

Local Authority: Warrington Borough Council





- Extended Semi-Detached House
- Popular Grappenhall Location
- Impressive Kitchen / Breakfast Room
- Open Plan Lounge / Diner
- Large Utility + Ground Floor Shower Room
- Three Bedrooms + Bathroom
- Useful Loft Storage Room
- Integral Garage + Driveway
- Lovely Rear Garden
- No Chain Delay



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	