





# Shirley Drive, Grappenhall, Warrington

£350,000

4 1 2





Priced to allow for improvement, this four bedroom semi-detached home provides an ideal renovation opportunity in a popular cul-de-sac location off Knutsford Road, Grappenhall.

Features include; entrance porch & hall, lounge, dining room, kitchen, first floor landing, four bedrooms, bathroom and separate WC.

Outside there is driveway parking at the front, a single bay garage and a lovely garden at the rear.

Early Viewing Advised.

### 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

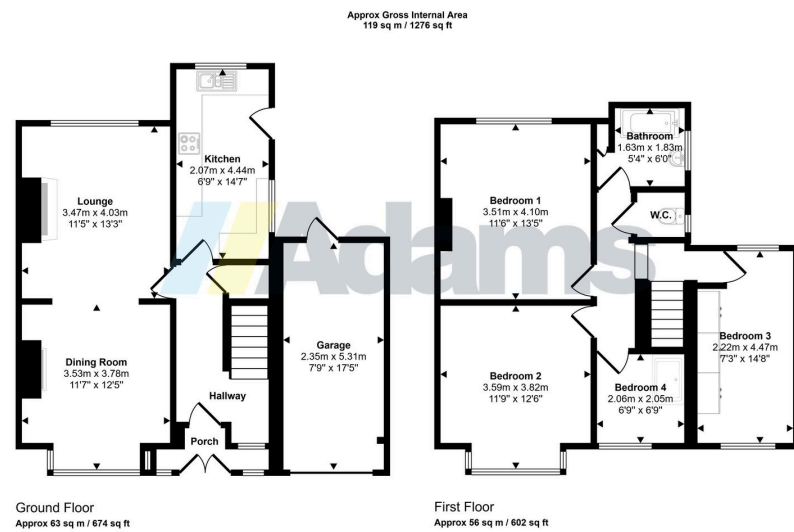
Tenure: Leasehold

Lease Term: 999 years from 13 January 1939 (913 years remaining)

Annual Ground Rent: TBC

Council Tax Band: D





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Extended Semi-Detached House
- Modernisation Required
- Two Reception Rooms
- Driveway Parking
- Cul-De-Sac Location
- Four Bedrooms
- Single Bay Garage
- Lovely Rear Garden

