



41 Euclid Avenue, Grappenhall And Thelwall, Warrington, WA4 2PS
£409,995

GROUND FLOOR

Lounge 15'9" x 11'6" (4.82 x 3.51m)

Carpet flooring with bay fronted window and curtains

Dining Room 18'2" x 10'6" (5.56 x 3.21m)

Carpet flooring with patio doors leading to the rear garden, spotlighting and curtains

Kitchen/diner 12'0" x 12'11" (3.68 x 3.96m)

High quality vinyl flooring with Velux-style window and spotlighting. A range of fitted kitchen units, worktops and free-standing kitchen appliances

Utility Room 11'3" x 9'4" (3.44 x 2.87m)

Carpet flooring with access to the rear garden, garage and plumbing for washing machine

Shower Room

Carpet flooring with 2 piece bathroom suite in white, separate showering enclosure and heated towel rail

FIRST FLOOR

Bedroom 9'5" x 22'7" (2.88 x 6.90m)

Carpet flooring with window to the front/rear elevation and curtains

Bedroom 10'5" x 11'8" (3.19 x 3.57m)

Carpet flooring with window to the rear elevation, fitted wardrobes and curtains

Bedroom 8'11" x 10'5" (2.74 x 3.20m)

Carpet flooring with window to the front elevation and curtains

Bedroom 7'1" x 8'4" (2.18 x 2.55m)

Carpet flooring with window to the front elevation, curtains, blind and fitted storage

Bathroom

Carpet flooring with 3 piece bathroom suite in white, floor to ceiling tiled decor, radiator and blind

EXTERNAL

Beautifully presented and private rear garden with laid to lawn and large tree/shrub border. Large driveway to the front of the property, leading to a single integral garage with up&over door.

