



57 Shadewood Crescent, Grappenhall, Warrington, Cheshire, WA4 2SN

£310,000



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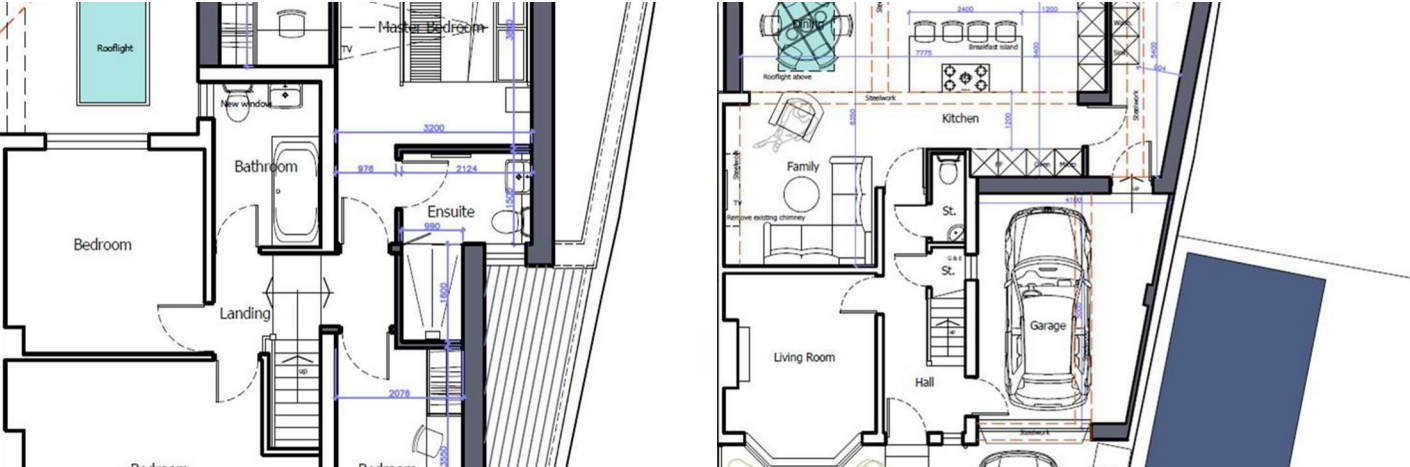
Large plot with Planning Permission No 2023/01211/FULH.

Beautifully presented semi-detached situated close to St Wilfrid's and Bradshaw Lane Primary Schools. Hallway, lounge with bay window and gas living flame fire, dining room to the rear with views over the garden and a modern kitchen. Upstairs there is a large master bedroom (this is normally a double and single bedroom) plus further double bedroom to the rear. New bathroom with separate shower. Externally there is a long driveway leading through double gates to a large rear and side garden with potential to extend.

Description



Situation

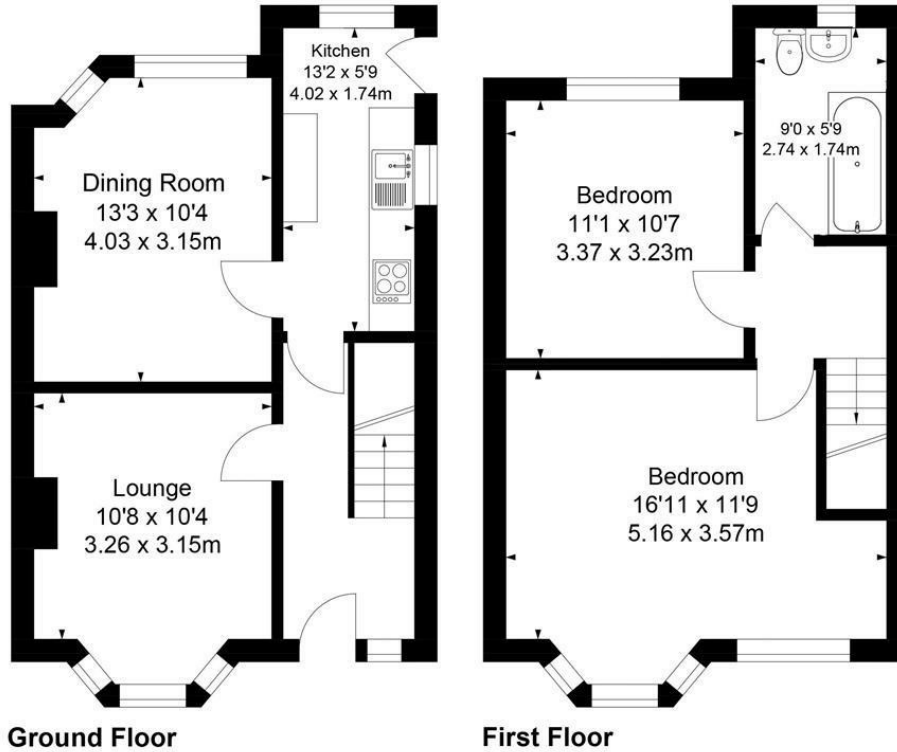


null
Council Tax Band: C
Available:

Floor Plans

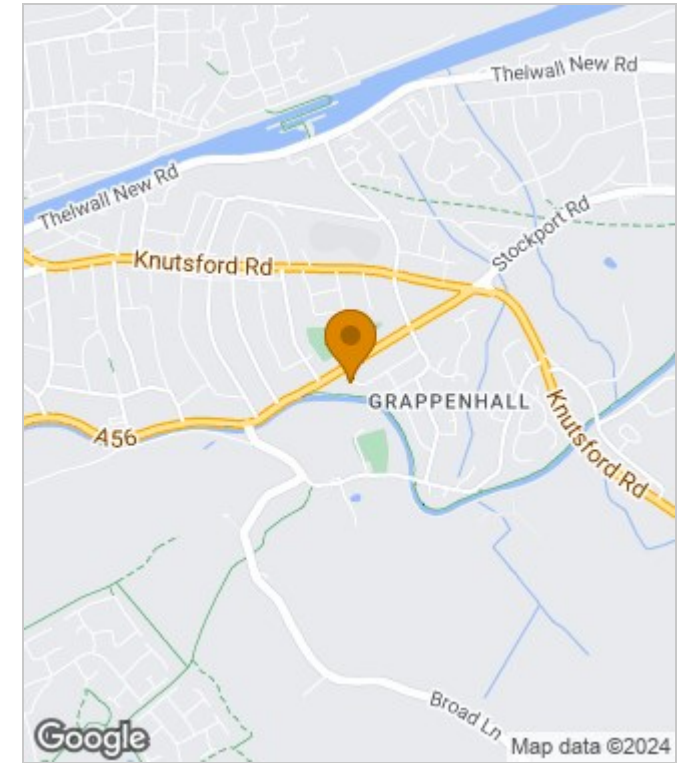
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Approximate Gross Internal Area :-
 Ground Floor :- 39.08 sq m / 421 sq ft
 First Floor :- 38.55 sq m / 415 sq ft
 Total :- 77.63 sq m / 836 sq ft



Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

Area Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		

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