



56 Cawthorne Avenue, Grappenhall, Warrington, Cheshire, WA4 2LP

£349,999



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A wonderful opportunity for both families and investors alike, this charming semi detached property offers huge potential and would be perfect for a growing family.

Upon entering, you are greeted by a stylish hallway with tiled flooring, two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The cosy living room features a log burner, creating a warm and welcoming atmosphere during the colder months and a fitted kitchen.

To the first floor there are 3 well presented bedrooms one with feature fireplace.

One of the standout features of this home is its large corner plot, providing ample outdoor space for gardening, play, or simply enjoying the fresh air. The space would allow for an impressive extension STP.

Additionally, the detached garage offers valuable storage or parking for one vehicle, enhancing the practicality of the property.

Situated close to local amenities, residents will benefit from easy access to shops, schools, and recreational facilities, making daily life both convenient and enjoyable.

In summary, this house on Cawthorne Avenue presents an excellent opportunity to create a dream home in a sought-after location. Whether you are looking to move in straight away or wish to invest in a property with great potential, this charming residence is not to be missed.

## Description

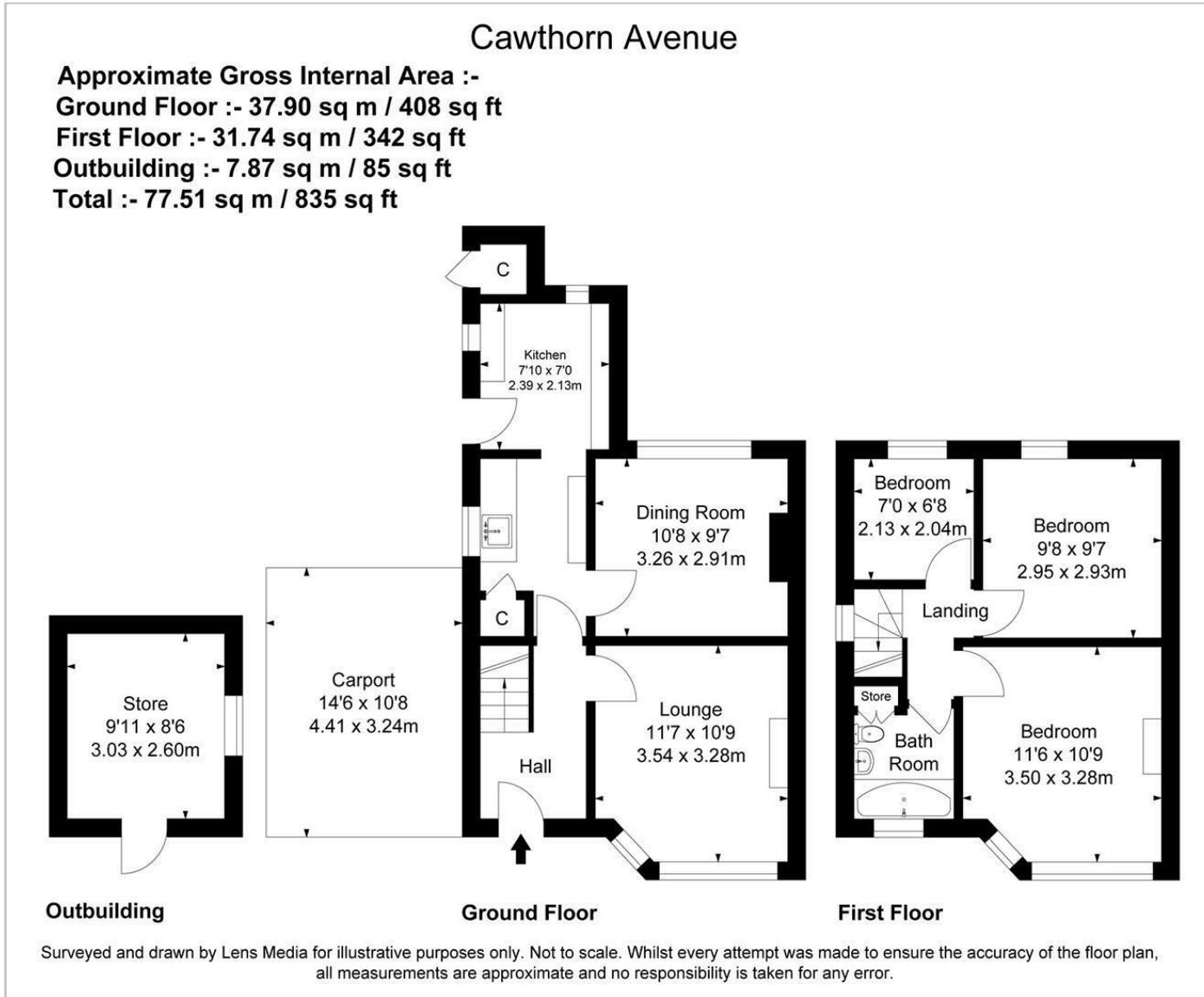


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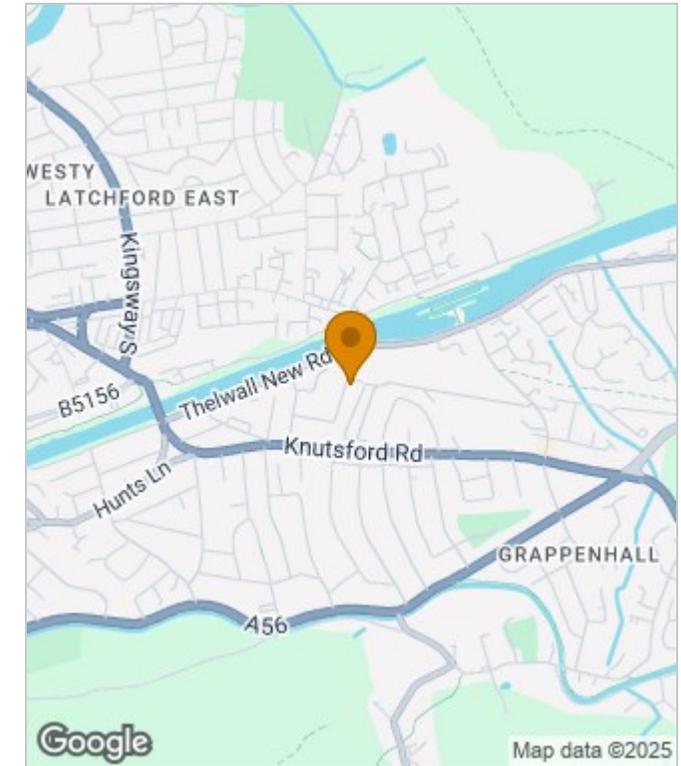
Council Tax Band: C

Available:

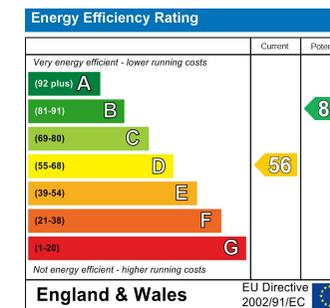
## Floor Plans



## Area Map



## Energy Performance Graph



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