









41 Windsor Drive, Grappenhall, WA4 2NU

£380,000

This delightful three-bedroom semi-detached house on Windsor Drive offers a perfect blend of modern living and classic appeal, the bay-fronted design adds a touch of charm and elegance to the property.

The property has been thoughtfully extended to create a fantastic open-plan kitchen, dining, and living area, ideal for both entertaining and family life. The space is bathed in natural light, thanks to the stylish bifold doors that seamlessly connect the indoors with the beautifully maintained garden. The ground floor also features a good sized living room, a convenient downstairs WC and a practical utility room, enhancing the functionality of the home.

Situated in a popular location, this home is within easy reach of local schools and shops, making it an excellent choice for families. Additionally, residents will appreciate the nearby access to the Trans Pennine Trail, perfect for leisurely walks or cycling. The property is also well-served by public transport, with bus routes conveniently located nearby.

This lovely house on Windsor Drive presents an exceptional opportunity for those seeking a modern family home in a desirable area. With its spacious layout and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this wonderful property your new home.

Description



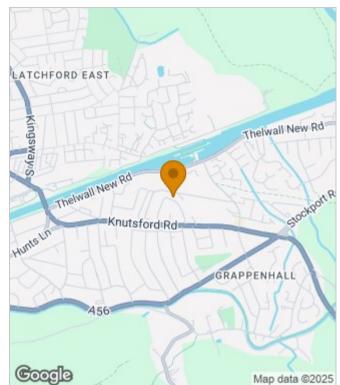




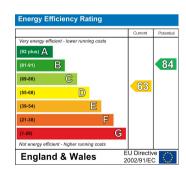
Council Tax Band: C

Floor Plans Area Map

Windsor Dr Grappenhall, Warrington Total Approx. Floor Area 1045 Sq.ft. (97.1 Sq.M.) Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan. all measurements are approximate and no responsibility is taken for any error. Bathroom 8'6 x 5'0 Kitchen/Dining Room 2.59 x 1.52m Bedroom 17'3 x 9'3 12'4 x 8'6 5.26 x 2.82m 3.76 x 2.59m 6'4 x 4'11 Landing 1.92 x 1.50m Bedroom Lounge 13'4 x 12'0 12'3 x 12'0 4.06 x 3.65m Bedroom 3.73 x 3.65m 8'10 x 6'10 2.69 x 2.08m 11'11 x 5'7 3.63 x 1.70m **Ground Floor** First Floor Approx. Floor Approx. Floor Area 419 Sq.Ft Area 626 Sq.Ft (38.9 Sq.M.) (58.2 Sq.M.)



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.