



86 Richmond Avenue, Grappenhall, Warrington, WA4 2NX

**£385,000**





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Welcome to Richmond Avenue in Grappenhall, this delightful family home offers a unique layout that is sure to impress. Spanning an impressive 1,446 square feet, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With three well-proportioned double bedrooms and two modern bathrooms, this residence provides ample space for a growing family.

This property has been thoughtfully extended to create an open-plan kitchen diner and family room, which serves as the heart of the home, and gives access to the rear garden. This versatile space is ideal for both cooking and socialising, and it also accommodates room for an office or playroom, catering to the needs of contemporary family life.

One of the standout features of this property is its picturesque view overlooking the Transpenine Trail, offering a serene backdrop for daily living. The good-sized rear garden is a true gem, providing a private outdoor space that is not overlooked, perfect for children to play or for hosting summer barbecues.

Additionally, the property includes a garge and large driveway ensuring off road parking for multiple vehicles. This fabulous family home in Grappenhall is a rare find, combining comfort, style, and practicality in a sought-after location.



## Description

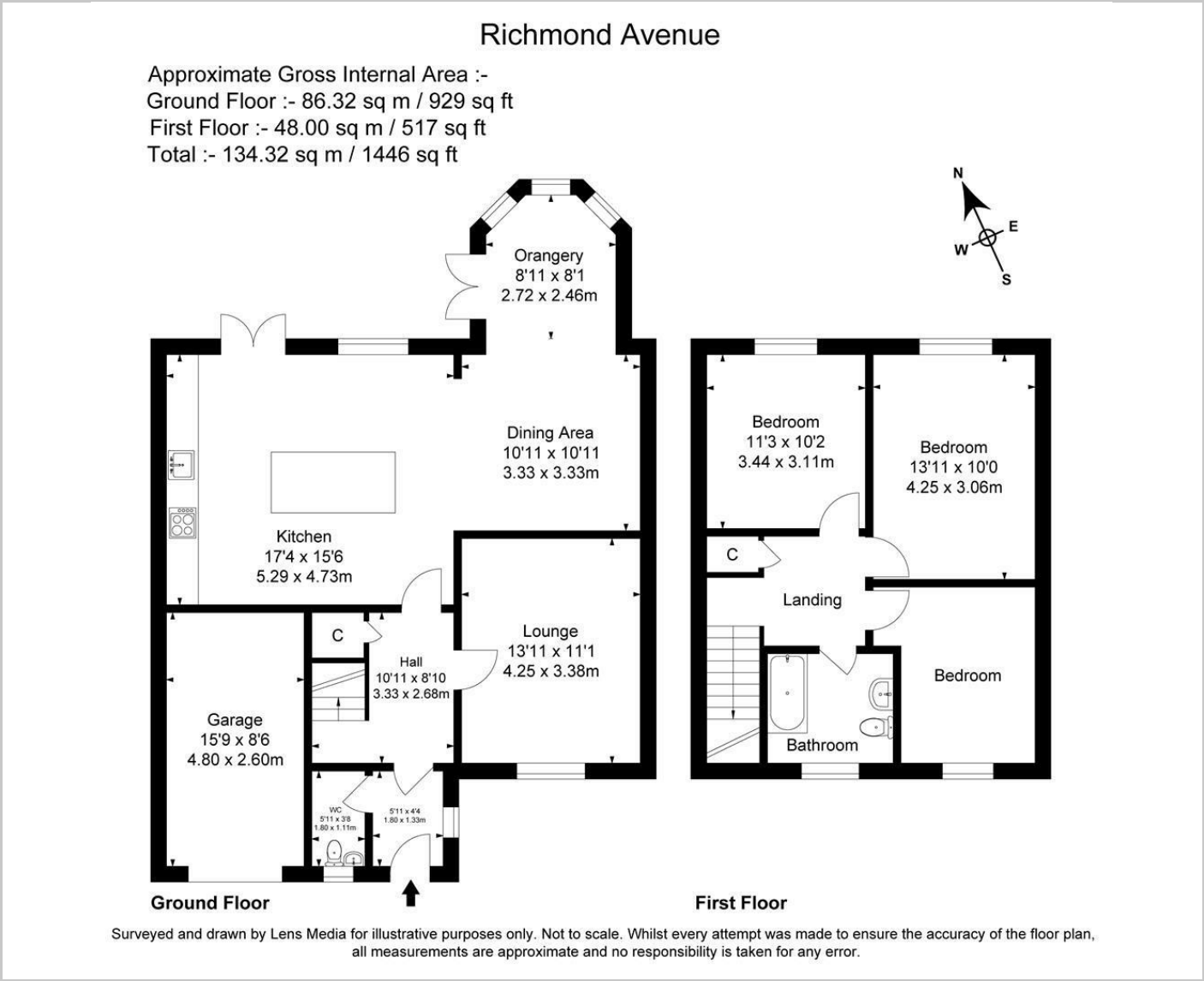


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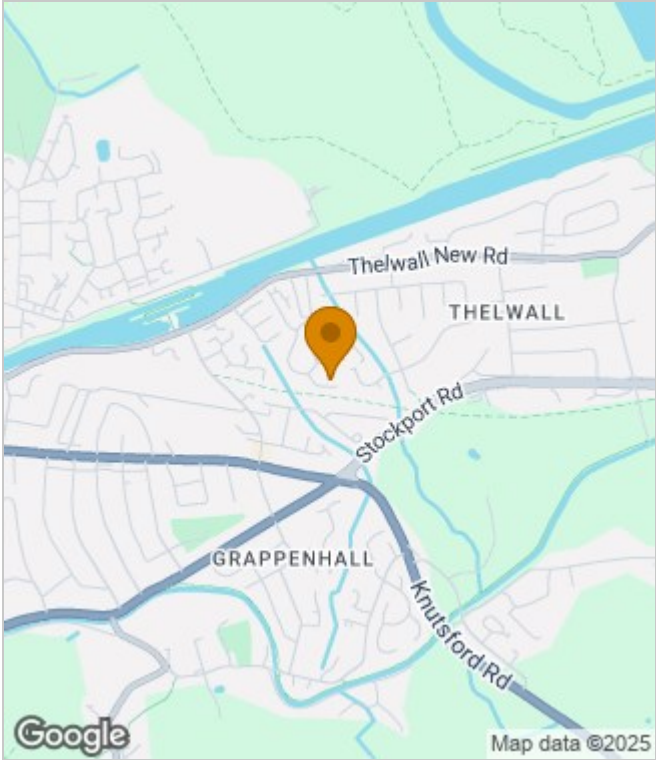
Council Tax Band: D

Available:

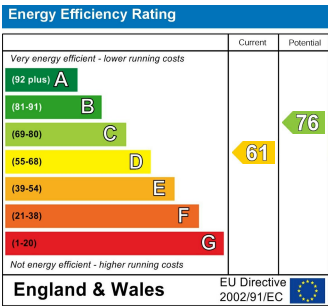
Floor Plans



Area Map



Energy Performance Graph



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