



Georges Crescent, Grappenhall Warrington, Cheshire

Semi Detached • No Onward Chain • Three Bedrooms • Excellent Location • Generous Garden • Scope For
Modernisation • Driveway Parking • Close To Local Amenities • Two Reception Rooms • Investors



Mark Antony
SALES & LETTING AGENTS



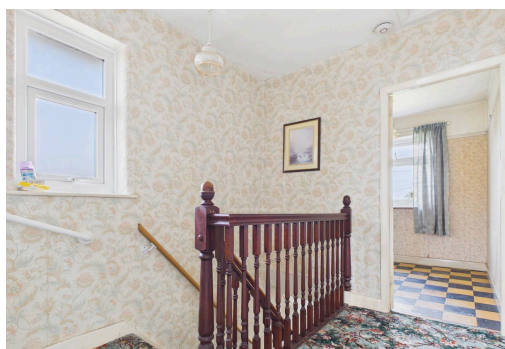
INTERIOR

Set behind a neat front garden and private driveway, this home boasts a traditional charm with scope for modernisation and personalisation, making it an ideal choice for families, first-time buyers, or investors. Access is granted via a welcoming hallway, whilst two separate reception rooms provide a solid layout providing great bones for a stunning transformation and a beautiful family home. Whether you're dreaming of a sleek, modern kitchen, open-plan living this property offers the blank canvas you've been waiting for. Upstairs the property boasts ample accommodation with three well proportioned bedrooms as well as a family bathroom presenting an exciting opportunity for refurbishment, allowing new owners to add value and design a space tailored to their tastes.



EXTERIOR

Step outside to discover a spacious, mature rear garden that's just waiting to be enjoyed or landscaped. There's space for patios, pergolas, a vegetable patch, or even a garden studio. The front garden adds kerb appeal and complements the peaceful setting. An added benefit to this home is the driveway parking.



LOCATION

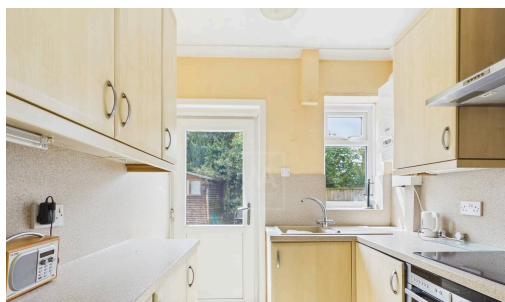
This leafy suburb is located alongside the Bridgewater canal and just a stone's throw from the vibrant village of Stockton Heath. The area is surrounded by beautiful Cheshire countryside and scenic canals, meaning residents are spoilt for choice when it comes to walking routes. Despite its semi-rural setting, Grappenhall benefits from a great range of shops, restaurants and coffee houses. The area also boasts a great selection of schools which are consistently reviewed as outstanding, making it an ideal area for families.

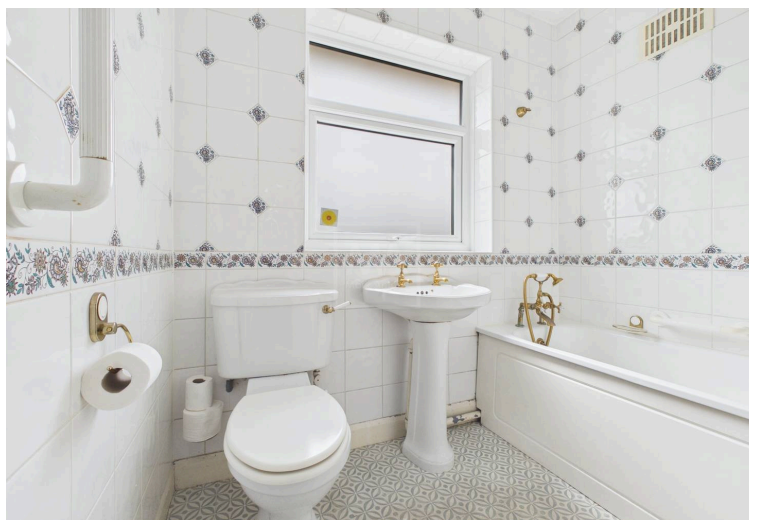
GENERAL INFORMATION

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D







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VIEWING ARRANGEMENTS

Viewing is strictly by appointment only. Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price. Items may be available under separate negotiation.



Note: These sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.



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