



Richmond Avenue, Grappenhall Warrington Cheshire

Three Bed Semi-Detached Home • Driveway Parking • Sought-After Location • Modern Family Bathroom •
Stunning and Spacious Rear Garden • Garage • Close To Amenities • Open Plan Kitchen/Diner • Close To
Schools • Integrated Appliances



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

This beautifully presented three-bedroom semi-detached home offers modern living with a bright, airy and welcoming feel that radiates throughout this home. Perfect for those looking for a property that is ready to move straight into, the home combines contemporary style with practical family living. Entry to this wonderful home is granted via the porch that seamlessly blends into the bright and airy hallway providing easy access to all areas of this home. At the heart of the property is a stylish open-plan kitchen and dining area, creating a spacious, sociable setting ideal for entertaining and everyday family life. Large windows flood the space with natural light, complemented by modern ceiling lighting. The kitchen is finished with high-quality integrated appliances, combining style, practicality and contemporary appeal. Adjacent to the kitchen/diner is a spacious rear-facing lounge, offering a peaceful and inviting retreat with charming views over the beautifully maintained rear garden. The perfect space to unwind and enjoy a tranquil outlook.



The ground floor is completed by convenient access to the detached garage and utility room, along with a separate WC, adding practicality and convenience to the home. The property offers three well-proportioned bedrooms, providing flexible accommodation for families, couples or those needing a home office. Bedroom One is the principal room and is located to the rear of the home with charming views of the garden. The remaining bedrooms are also generously sized, offering ample room for a range of furniture and furnishings.

GARDEN:

The spacious rear garden is mainly laid to lawn, complemented by a neat border of paving stones. A separate covered seating area provides the perfect spot for outdoor dining, entertaining or simply relaxing and enjoying the surroundings. The garden also benefits from a further seating area on the opposite side, providing the perfect spot to relax and enjoy the sunshine throughout the day.



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:

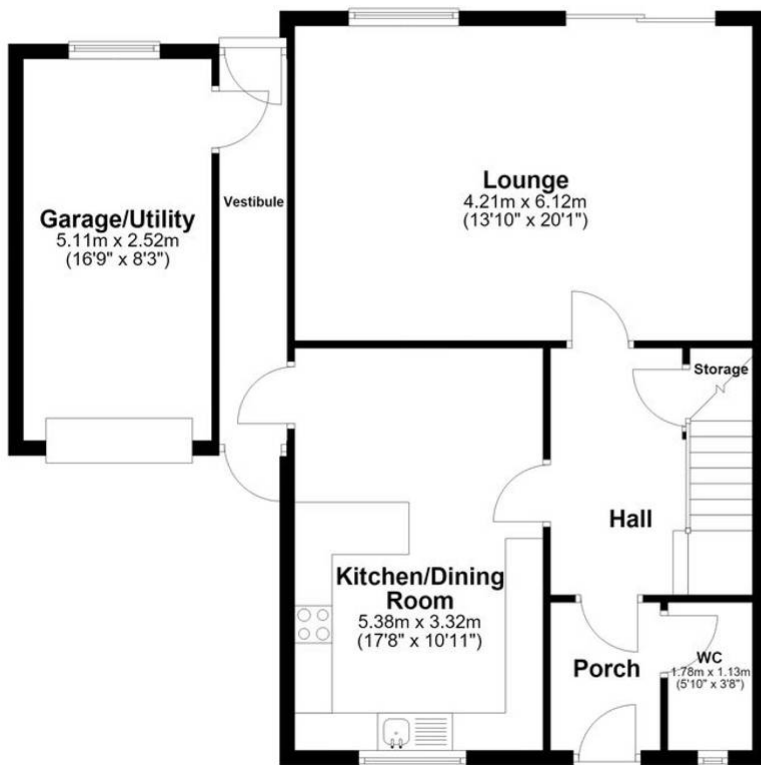
- › Council Tax band: D
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: C





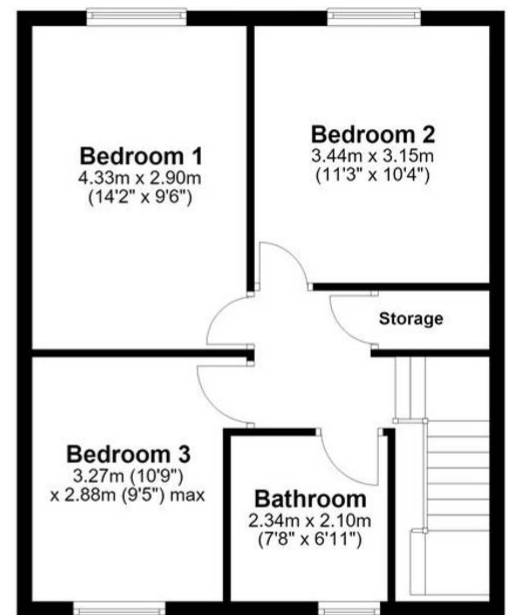
Ground Floor

Approx. 77.8 sq. metres (837.0 sq. feet)



First Floor

Approx. 47.6 sq. metres (512.3 sq. feet)



Total area: approx. 125.4 sq. metres (1349.3 sq. feet)

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.