



Springfield Avenue, Grappenhall Warrington Cheshire

Driveway Parking For Multiple Vehicles • Sought-After Location • Three Reception Rooms • Garage With Office Space • Three Bedrooms • Bright and Airy Throughout • Close To Amenities • Modern Family Bathroom • Close To Schools • Low Maintenance Garden



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

Set within a sought-after location, this attractive three-bedroom semi-detached home offers comfortable, modern family living throughout. Finished in a stylish neutral décor, the property provides a welcoming and versatile space ready for its new owners to make their own.

The entrance hall is bright and airy and provides access to all areas of this home. To the front of the property you will find a spacious lounge, featuring a contemporary finish and plenty of natural light, creating a relaxing family environment. Adjacent to the lounge, you will find a welcoming dining room with an adjoining conservatory, creating a bright and airy space with a seamless flow between the living areas. The conservatory provides charming views over the rear garden, making it an ideal spot to relax, dine or enjoy the changing seasons. Together, these versatile spaces offer a wonderful setting for both everyday family life and entertaining guests. The kitchen is flooded with natural light through multiple windows, creating a bright and inviting space.



Featuring generous worktop space, integrated appliances and ample storage, it provides a practical yet stylish setting for everyday cooking and meal preparation.

As you ascend the staircase to the first floor, you are welcomed by three well-proportioned bedrooms, offering comfortable and versatile accommodation for families, guests or home working. Completing this floor is a modern family bathroom, thoughtfully designed with contemporary fixtures and fittings, providing a stylish and practical space for everyday living.

GARDEN:

A low-maintenance garden featuring a neat artificial lawn and a spacious paved area. The simple combination of greenery and paving creates a modern, and welcoming outdoor environment.



LOCATION:

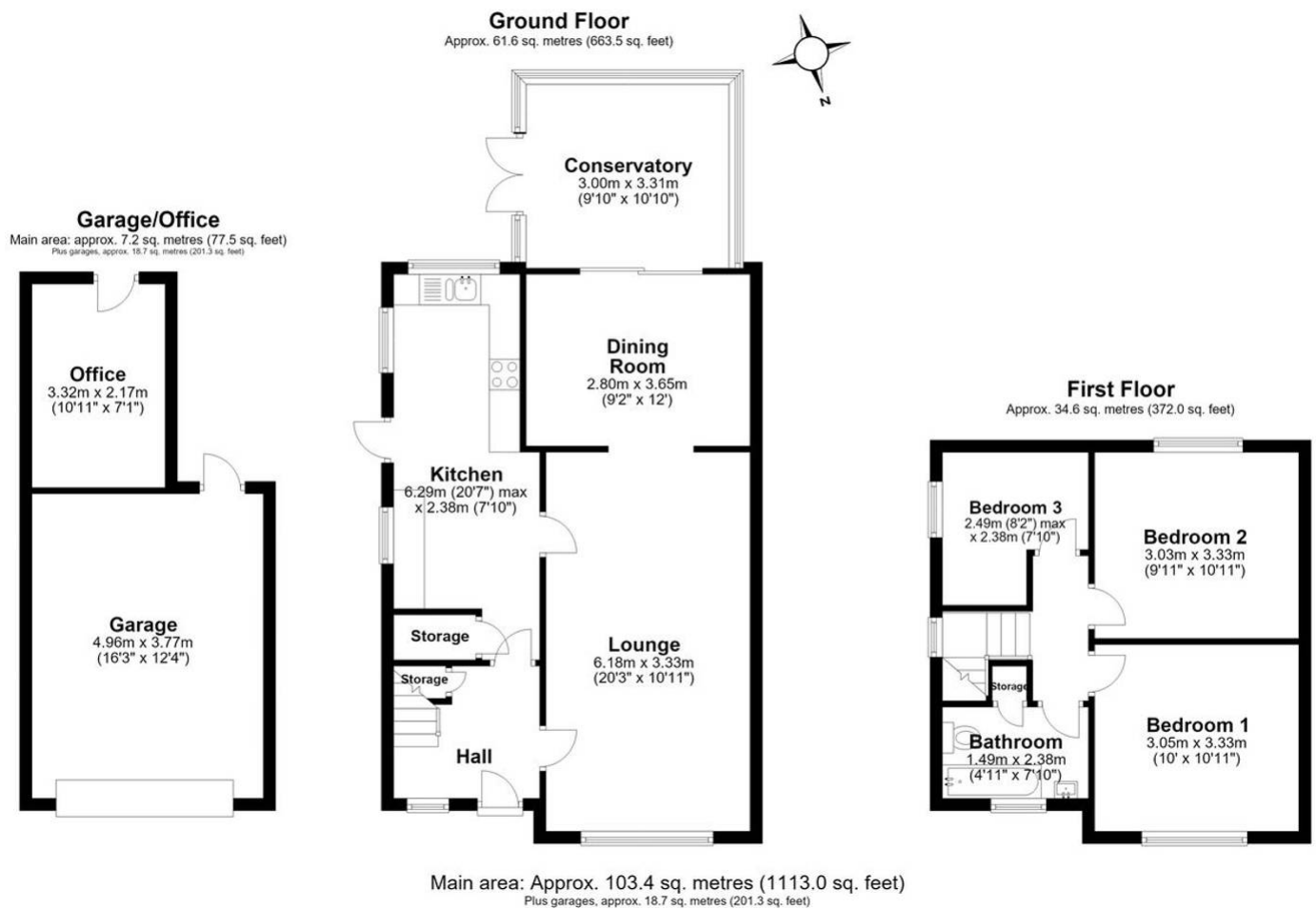
This leafy suburb is located alongside the Bridgewater canal and just a stone's throw from the vibrant village of Stockton Heath. The area is surrounded by beautiful Cheshire countryside and scenic canals, meaning residents are spoilt for choice when it comes to walking routes. Despite its semi-rural 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: C
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: E







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.