




Albert Road, Grappenhall, Warrington, WA4 2PG

£340,000

 2  1  2



Charming 1940s two-bedroom semi-detached home, perfect for first-time buyers or investors, featuring an extended kitchen and attractive east-facing garden.

This beautifully presented property blends character features with modern living, offering a bay-fronted lounge with log burner, open-plan dining space, and a bright, extended kitchen with underfloor heating and garden access.

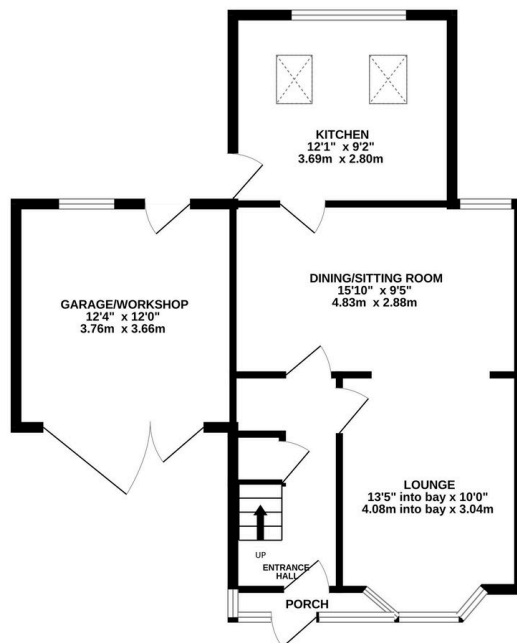
Upstairs boasts two generous bedrooms and a family bathroom, while outside benefits from a driveway, carport, garage, and a private, landscaped rear garden.

Early viewing is essential to fully appreciate this fantastic home.

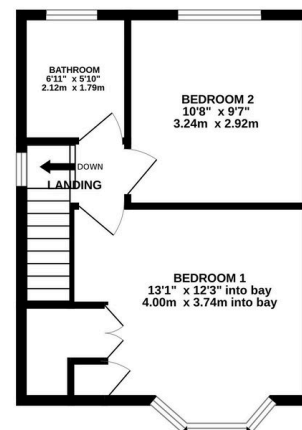
Key Features

- Attractive 1940s semi-detached home
- Ideal for first-time buyers or new families
- Extended kitchen with underfloor heating
- Bright open-plan lounge and dining area
- Character features including bay window, stained glass and log burner
- Two well-proportioned bedrooms
- Private rear garden
- Driveway, carport and garage
- Well-presented throughout
- Early viewing highly recommended

GROUND FLOOR
632 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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