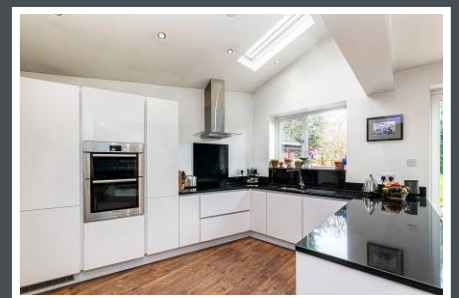




Victoria Avenue, Grappenhall Warrington, Cheshire



Mark Antony

SALES & LETTINGS AGENTS

HIGHLIGHTS

- Four Bedrooms
- Substantially Extended
- Freehold
- Open Plan Living
- Private Driveway
- Sought-After Location
- Garage
- Generous Rear Garden
- Utility Room
- Perfect Family Home

DESCRIPTION

A beautiful and substantially extended, semi-detached property located in the highly sought-after area of Grappenhall. This perfect family home offers four bedrooms, a generous sized garden, an additional utility room and showcases open plan living with the stunning lounge and kitchen/diner which is ideal for entertaining.

Access into this attractive home is via a welcoming hallway, leading to a bright family room with a beautiful bay window. You can find the superb living area to the rear celebrating a modern, white high gloss kitchen with integrated appliances and an abundance of space and natural light. This really is the highlight of this home. This property also benefits from a utility room, additional W.C and garage offering ample storage space. Upstairs, you are presented with three double bedrooms, a fourth single bedroom, the family bathroom and the added benefit of a further W.C.

GARDEN

This property enjoys a generous private garden with laid to lawn, decking and patio areas, offering a perfect outdoor space to enjoy during the summer months. There is a sizeable front garden and private driveway, suitable for multiple vehicles along with low maintenance mature shrubbery and a garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Family Room 3.01m x 3.43m
- Lounge 5.13m x 6.18m
- Kitchen/Dining 3.60m x 5.38m
- Utility Room 1.66m x 1.50m
- Garage 2.69m x 2.65m
- WC 1.55m x 0.75m

FIRST FLOOR

- Landing
- Bedroom One 3.01m x 3.43m
- Bedroom Two 3.39m x 3.43m
- Bedroom Three 3.67m x 2.40m
- Bedroom Four 2.40m x 2.40m
- Bathroom 1.83m x 1.97m
- W.C 1.60m x 0.79m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 67Mb (Via TalkTalk)

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.

The village was first listed in the Domesday Book and is home to St Wilfrid's Church which features a cat carving on the tower façade. Legend has it that this was the inspiration behind Lewis Carroll's Cheshire Cat in Alice's Adventures in Wonderland.

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.

DISTANCES

- Stockton Heath 1 mile walk
- Grappenhall 15 minute walk
- Warrington Town Centre 2 miles
- Manchester Airport 13 miles via M56
- Manchester City Centre 27 miles via M56
- Liverpool City Centre 27 miles via M62

(Distances quoted are approximate)



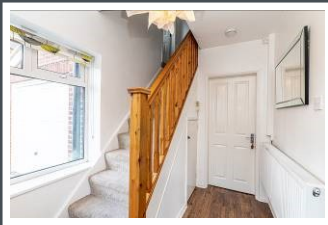
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: D
Tenure: Freehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

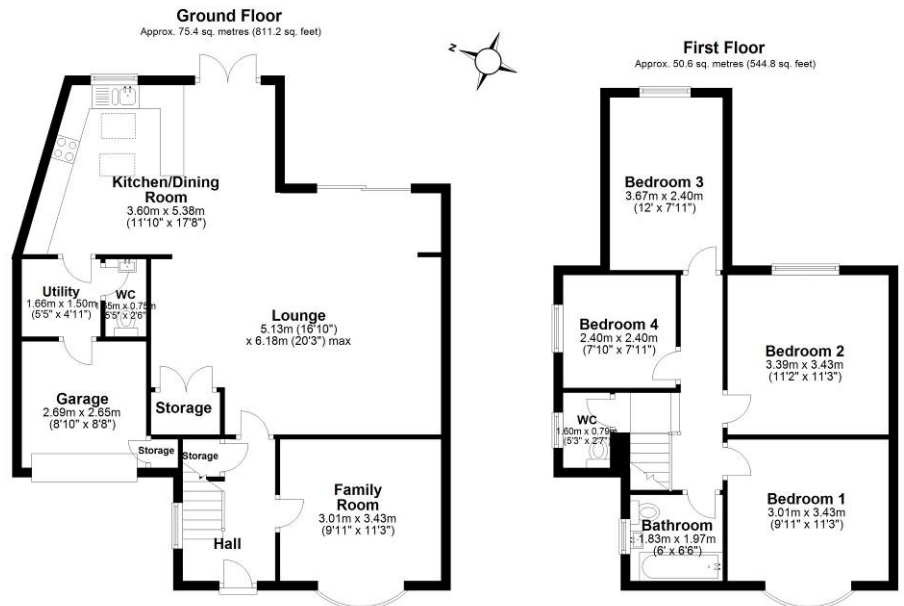
Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.



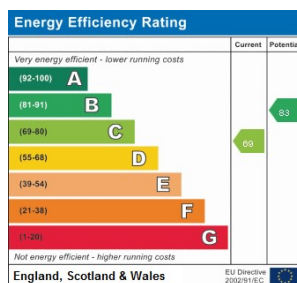


IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers that 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 drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property 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 representations of fact.



Total area: approx. 126.0 sq. metres (1356.0 sq. feet)



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



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