



88 Victoria Avenue, Grappenhall Warrington, Cheshire

Detached Bungalow • No Onward Chain • Three Bedrooms • Accessible Living • Private Driveway • Sought After Location • Integrated Garage • Close To Amenities • Low Maintenance Garden • Modern Interior



Mark Antony
SALES & LETTING AGENTS

SCAN
ME!



INTERNAL:

This impressive detached bungalow offers spacious and versatile living. Finished in a neutral décor with oak internal doors throughout, this home is move-in ready while offering scope for personalisation. As you enter, you are welcomed into a light and airy hallway, enhanced by the inviting lounge and the well-appointed, modern kitchen dining room which is equipped with Neff ovens and other high specification integrated appliances. This space also benefits from a gas fire, tiled flooring throughout and provides convenient access to the garden via French doors, making it ideal for both cooking and entertaining. The bungalow comprises three well-proportioned bedrooms, one of which can easily serve as a home office. The family bathroom/wet room is conveniently located, ensuring comfort for all residents with a modern four-piece suite.

Thoughtfully designed with accessibility in mind, this versatile bungalow offers a practical layout suited to all stages of life – from young families to those seeking long-term livability.



GARDEN:

To the rear of the property you will find the ramp to access the low maintenance garden laid mainly with tiles and an upper level of shrubs and greenery making the space more private. Offering plenty of space for outdoor seating or potted plants, it provides a practical, low-upkeep outdoor area. To the front, there is driveway parking and access to the garage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



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.





Ground Floor

Approx. 112.8 sq. metres (1214.7 sq. feet)



Total area: approx. 112.8 sq. metres (1214.7 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.