



Mark Antony
SALES & LETTING AGENTS

TO LET

Meredith Avenue, Grappenhall Unfurnished



PROPERTY DESCRIPTION

Beautifully presented three bedroom semi-detached home located in the sought-after area of Grappenhall. The soft toned interior of the home gives a serene atmosphere, with the ground floor featuring a lounge and an open plan stylish fitted kitchen, featuring integrated appliances, and dining room.

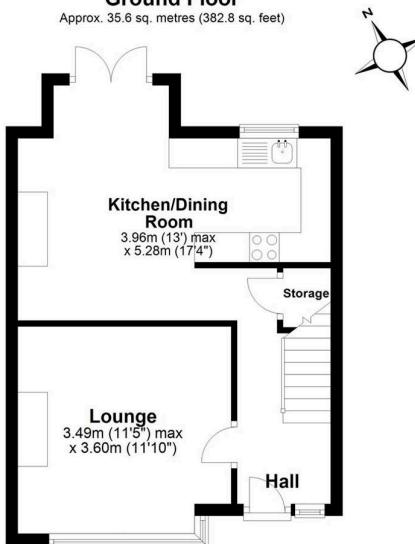
Upstairs boasts three bedrooms along with a contemporary bathroom finished with sleek, modern fixtures.

Outside, the low-maintenance rear garden showcases artificial grass and a paved patio, plus side storage with space for a shed, and to the front a private driveway accommodates multiple vehicles. Conveniently located near top-rated schools, shops, and restaurants, making it a superb choice for families and professionals alike.

- Three Bedroom Semi Detached
- Driveway Parking
- Low Maintenance Garden
- Desirable Location
- Walking Distance to Shops and Amenities
- Close to Top Rated Schools

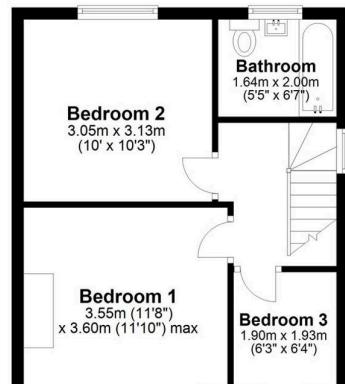
Ground Floor

Approx. 35.6 sq. metres (382.8 sq. feet)



First Floor

Approx. 34.8 sq. metres (375.1 sq. feet)



Total area: approx. 70.4 sq. metres (757.9 sq. feet)

NOTES FOR PROSPECTIVE TENANTS

- › Pets will be considered
- › Furniture not included
- › Fridge freezer supplied non-repairable, non-replaceable basis

GENERAL INFORMATION

- › Council Tax band: C
- › EPC Energy Efficiency Rating: E

RENTAL AVAILABLE FROM

- › 9th February 2025



 **safeagent**  The Property Ombudsman

Note: These details have been prepared as a general guide only and do not constitute any part of any contract. The function of any appliances, services, sockets or cables are not guaranteed. Any interested party should satisfy themselves about any matter of importance to them and not rely on the contents of these particulars when making the decision to offer.

 **SCAN
ME!**

