



Grosvenor Avenue, Warrington

Four Bedrooms • Semi-Detached Family Home • Close To Amenities • Close To Schools • Driveway Parking • Freshly Modernised • Stylish and Sleek • Spacious Living • Substantially Extended • No Onward Chain



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

The ground floor offers beautifully appointed living spaces, ideal for both relaxed family living and evening entertainment. The lounge is situated to the front of the home and is filled with natural light, creating a bright and inviting atmosphere. This space is further complemented by a stunning feature fireplace that adds warmth, character, and an elegant focal point. The kitchen is positioned to the rear of the home, offering a practical and modern layout with ample storage and generous worktop space for meal preparation. There is room for utility appliances, a convenient breakfast bar for casual dining, and an adjoining dining room, ideal for family meals and entertaining guests - The kitchen and dining space provides charming views over the rear garden - perfect for child supervision. This space is beautifully enhanced by floor-to-ceiling sliding doors, flooding the room with natural light and amplifying the sense of openness, creating a bright, airy atmosphere and a truly welcoming ambience.



INTERIOR:

As you ascend the staircase to the first floor, you will find four well-proportioned bedrooms that provide comfortable and versatile accommodation for family or guests. The first floor concludes with a beautifully presented family bathroom that combines classic elegance with contemporary styling, this space features both a freestanding bath and a corner shower unit.

GARDEN:

The property enjoys a generous rear garden with a well-maintained lawn, bordered by mature plants, shrubs, and established greenery. The rear elevation/dining room features attractive sliding doors opening onto a patio area, perfect for outdoor dining and entertaining. This private garden offers a peaceful setting ideal for relaxing and family enjoyment.



LOCATION:

Situated north of Warrington, Padgate is a popular area with a great range of amenities and transport connections. Home to a tennis club, football club, community centre and University campus, residents benefit from a great range of facilities. Padgate train station connects the suburb with neighbouring cities, Manchester and Liverpool, making it ideal for commuters. The motorway network is also just a short drive away and Warrington Town Centre can be reached in under 10 minutes by car. There are a number of schools within easy walking distance and plenty of parks nearby, which are great for families.

GENERAL INFORMATION:

- › Council Tax band: C
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: D





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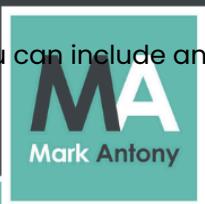


VIEWING ARRANGEMENTS

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.



Note: 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 to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase, we advise you to contact us 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 representation of fact.



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