



## Albert Road, Grappenhall Warrington, Cheshire

No Onward Chain • Semi Detached Property • Three Bedrooms • Perfect for Families • Excellent Opportunity •  
Modern Kitchen/Dining Area • Beautiful Bay Windows • Abundance of Potential • Scope to Extend • Fantastic  
Sized Garden



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

Entry into this charming property is via the hallway, which leads through to a light-filled living room, enhanced by a beautiful bay window that creates a bright and inviting atmosphere.

Following the natural flow of the home, the kitchen and dining area has been thoughtfully designed with sleek worktops and integrated appliances.

The dining area features patio doors opening out to the garden and could also be used as an additional sitting room or dining space. There is also access to a shower room off the kitchen.

To the first floor are three bedrooms, two of which are generously sized, with the third being smaller.

Bedroom two benefits from built-in wardrobes, while each room enjoys plenty of natural light and offers flexible space for storage or study. There is also an additional shower room on this level.



While the property is well presented, there is also fantastic scope for the property being brought up to a more modern standard, offering an excellent opportunity to add value and make the home your own over time.

## GARDEN

The property benefits from a great sized garden, mainly laid to lawn with a patio area directly accessed from the patio doors, perfect for outdoor dining and entertaining. There is currently a shed in place, with ample space to replace or upgrade to a summer house if desired. The garden is bordered by mature bushes, providing a sense of privacy.

To the front, the property benefits from a small lawned area and a driveway offering parking for multiple vehicles.

## LOCATION

Grappenhall Heys is a charming suburb nestled south of Warrington Town Centre. The area boasts an attractive walled garden built in 1830 which is now a community hub, home to a café, family attractions and a selection of regular events. The area is surrounded by scenic parkland and an abundance of public footpaths, providing ideal routes for walking and cycling. Grappenhall Heys is within easy walking distance to excellent schools, making it a sought-after area. Residents also benefit from excellent transport connections and are within easy reach of the M6 and M56.

## GENERAL INFORMATION

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



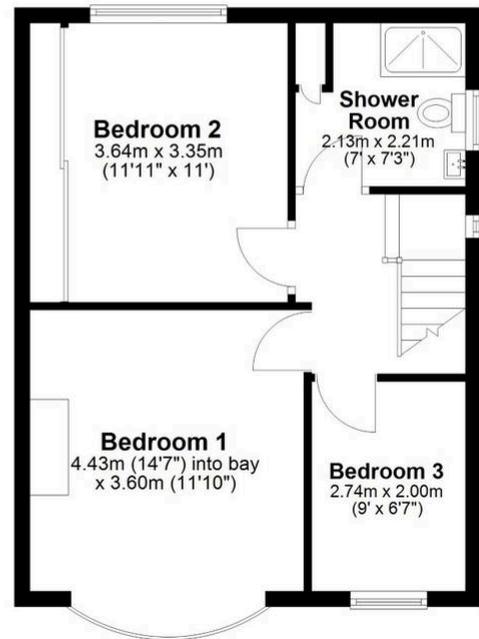
### Ground Floor

Approx. 50.0 sq. metres (538.7 sq. feet)



### First Floor

Approx. 42.5 sq. metres (457.0 sq. feet)



Total area: approx. 92.5 sq. metres (995.7 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.