



St. Annes Avenue, Grappenhall Warrington, Cheshire



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SALES & LETTING AGENTS

HIGHLIGHTS

- ❑ Sought-After Location
- ❑ Stylish Bathrooms
- ❑ Fantastic Family Home
- ❑ Three Bedrooms
- ❑ Spacious Reception Rooms
- ❑ Beautiful Garden
- ❑ Lounge / Dining Room
- ❑ Conservatory
- ❑ Modernised Kitchen
- ❑ Loft Conversion



DESCRIPTION

A wonderful three bed semi-detached home located in the highly sought-after village of Grappenhall. This fantastic property has an abundance of living space and has outstanding local schools nearby, making it the perfect family home. This property also has the benefit of a loft conversion for additional room.

Access into this delightful property is via a welcoming hallway which leads to a spacious open lounge / dining room and conservatory. There is also a fabulous and modernised kitchen with the added benefit of a downstairs shower room. This property provides additional family room also. To the first floor there are three bedrooms, two of which are doubles and a family bathroom. There is also a converted loft room on the second floor.

GARDENS

To the front of the property there is a wide driveway with parking for three cars. To the rear of the property there is a beautiful garden which is mainly laid to lawn and has a superb patio area, perfect for alfresco dining.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall 4.42m x 1.90m
- Lounge / Dining Room 6.70m x 3.62m
- Family Room 4.35m x 2.20m
- Kitchen 5.10m x 3.71m
- Shower Room 1.95m x 0.96m
- Conservatory 3.02m x 2.31m

FIRST FLOOR

- Landing
- Bedroom One 3.63m x 3.25m
- Bedroom Two 2.96m x 3.15m
- Bedroom Three 1.97m x 1.98m
- Shower Room 1.68m x 2.01m

SECOND FLOOR

- Loft Room 3.10m x 3.95m

SERVICES

- Gas Central Heating
- Mains Connected: Gas, Electric
- Drainage: Mains
- Broadband Availability: Up to 67Mb (Via BT Fibre)

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.



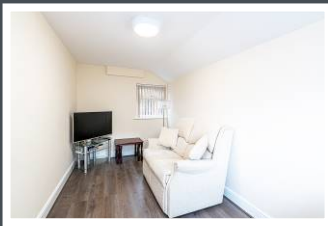
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: C
Ground Rent: £5pa
Tenure: Leasehold
Lease Remaining: 915 Years
(To be confirmed by Solicitors.)

Contents, Fixtures and Fittings

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





IMPORTANT NOTICE:

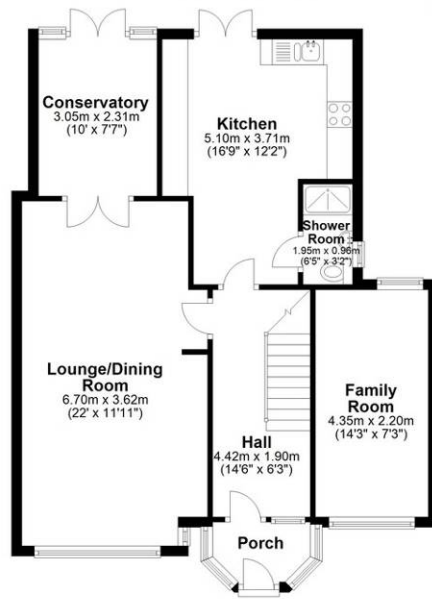
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Ground Floor

Approx. 69.0 sq. metres (743.2 sq. feet)



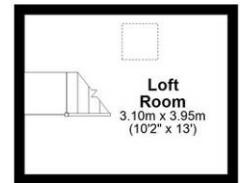
First Floor

Approx. 35.1 sq. metres (377.6 sq. feet)



Loft Room

Approx. 12.2 sq. metres (131.9 sq. feet)



Total area: approx. 116.4 sq. metres (1252.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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