



Richmond Avenue, Grappenhall Warrington Cheshire

Semi Detached Family Home • Freehold Title • Versatile Reception Rooms • Stunning and Spacious Rear Garden
• Close To Schools • Driveway Parking For Multiple Vehicles • Three Double Bedrooms • Modern Family Bathroom • Neutral Décor Throughout • Close To Amenities



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

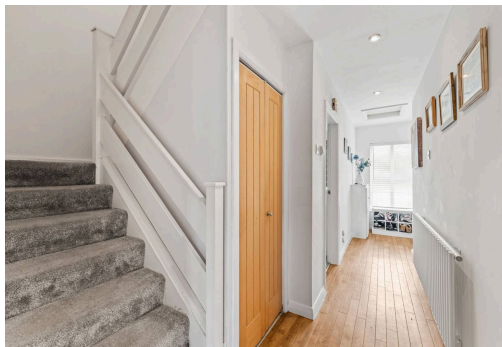
Now available to view, we are delighted to welcome Richmond Avenue to the market. Situated in the highly sought-after location of Grappenhall, this beautifully presented three-bedroom semi-detached home offers bright, spacious and versatile accommodation, ready for its new owners to make their own! Stepping inside, the welcoming and airy hallway immediately sets the tone, providing access to the principal living spaces. To the rear of the property, you will find a open-plan lounge and dining area that is flooded with natural light and enjoys lovely views over the rear garden. This versatile space creates the perfect setting for relaxing, entertaining and enjoying quality time with family and friends. The well-appointed kitchen effortlessly combines style and practicality, featuring integrated appliances alongside useful space for freestanding appliances, making everyday cooking and meal preparation a pleasure.



Ascending to the first floor, you will find three generously proportioned double bedrooms, all complemented by a modern family bathroom. Neutrally decorated throughout, the property offers a fresh and contemporary feel, providing the perfect blank canvas for its new owners to add their own personal style. With its versatile accommodation, attractive presentation and enviable location, Richmond Avenue is a fantastic opportunity for families and buyers alike.

GARDEN:

The generous rear garden offers a wonderful outdoor retreat, featuring a spacious lawn framed by mature planting, established borders and timber fencing for privacy. With plenty of room for outdoor seating, entertaining and family activities, this attractive garden provides a peaceful and versatile extension of the home, perfect for enjoying warmer days.



LOCATION:

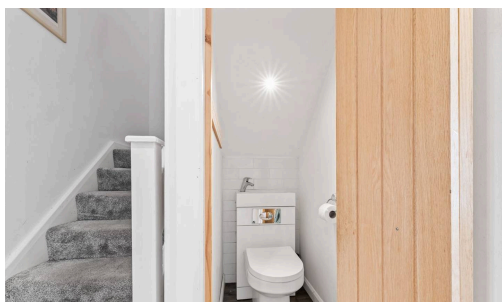
This leafy suburb is located alongside the Bridgewater canal and just a stone's throw from the vibrant village of Stockton Heath. The area is surrounded by beautiful Cheshire countryside and scenic canals, meaning residents are spoilt for choice when it comes to walking routes. Despite it's semi-rural 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:

Council Tax band: D

Tenure: Freehold

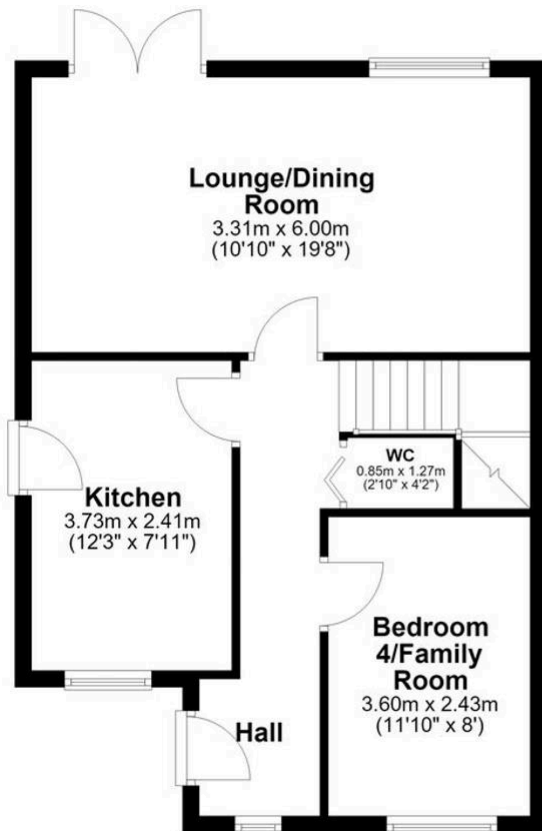
EPC Energy Efficiency Rating: tbc





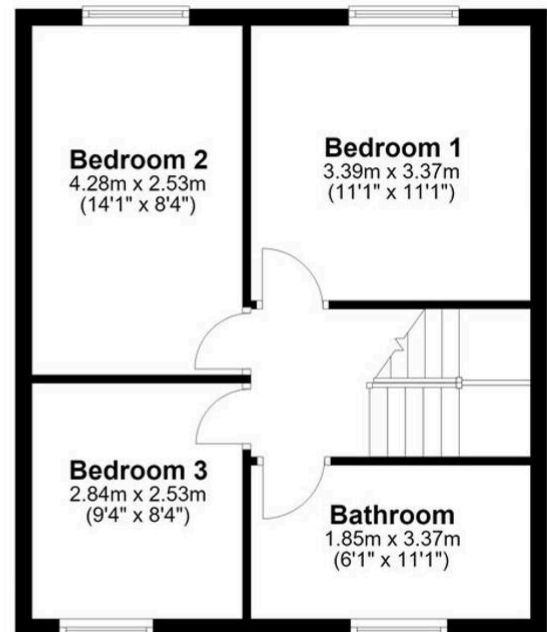
Ground Floor

Approx. 49.8 sq. metres (536.1 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.1 sq. feet)



Total area: approx. 93.1 sq. metres (1002.3 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.