



# Richmond Avenue, Grappenhall Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- No Chain
- Close to Local Amenities
- Quiet Cul De Sac
- Gorgeous Garden
- Ample Storage
- Three Bedrooms
- Freehold
- Abundance of Potential
- Garage
- Driveway Parking

## DESCRIPTION

With no chain, this three bedroom bungalow is nestled in a quiet cul-de-sac in Grappenhall. Comprising of two reception rooms, a light and airy lounge and a garden room and has the added benefit of a garage. Being within close proximity to the local amenities and Stockton Heath, this home has an abundance of potential to become the perfect dream home.

Access into this home is via the hallway, providing access to all areas of the property. All three bedrooms are set to the back of the property offering views of the beautiful garden. The bay windowed lounge allows the natural light to enter and fill this bungalow. Completing this property is the kitchen and dining room, a three piece bathroom along with a garden room, which is perfect for morning coffee. This property does have ample space for an extension (subject to the necessary planning permission) along with internal re configuration, if required.

## GARDEN

A generous garden space surrounds the home, offering ample room for entertaining, gardening, or creating an outdoor sanctuary. There is also a lovely, secluded private patio area. To the front of the property is a low maintenance garden along with a driveway suitable for parking. The garage has space for parking a car, utilities and/or general storage.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 3.61m x 5.01m Lounge
- 2.89m x 2.68m Kitchen/Dining Room
- 2.86m x 2.45m Garden Room
- 3.62m x 3.67m Bedroom One
- 2.46m x 3.32m Bedroom Two
- 2.22m x 3.02m Bedroom Three
- 2.02m x 1.97m Bathroom
- 2.50m x 5.67m Garage

## SERVICES

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



## LOCATION - GRAPPENHALL

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.

## DISTANCES

- Stockton Heath 2 mile walk
  - Walton Gardens 3 mile walk
  - Warrington Town Centre 2 miles
  - Manchester Airport 14 miles via M56
  - Liverpool City Centre 21 miles via M62
  - Manchester City Centre 23 miles via M56
  - Chester City Centre 27 miles via M56
- (Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** D

**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.

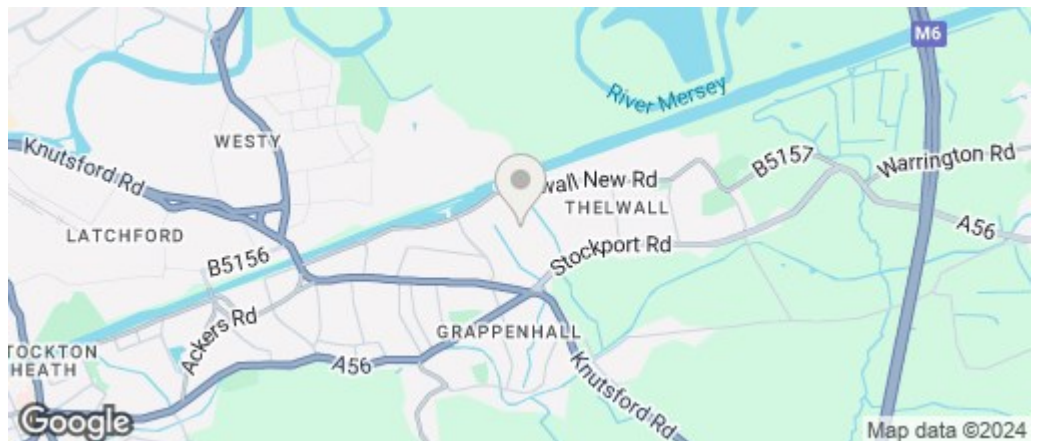
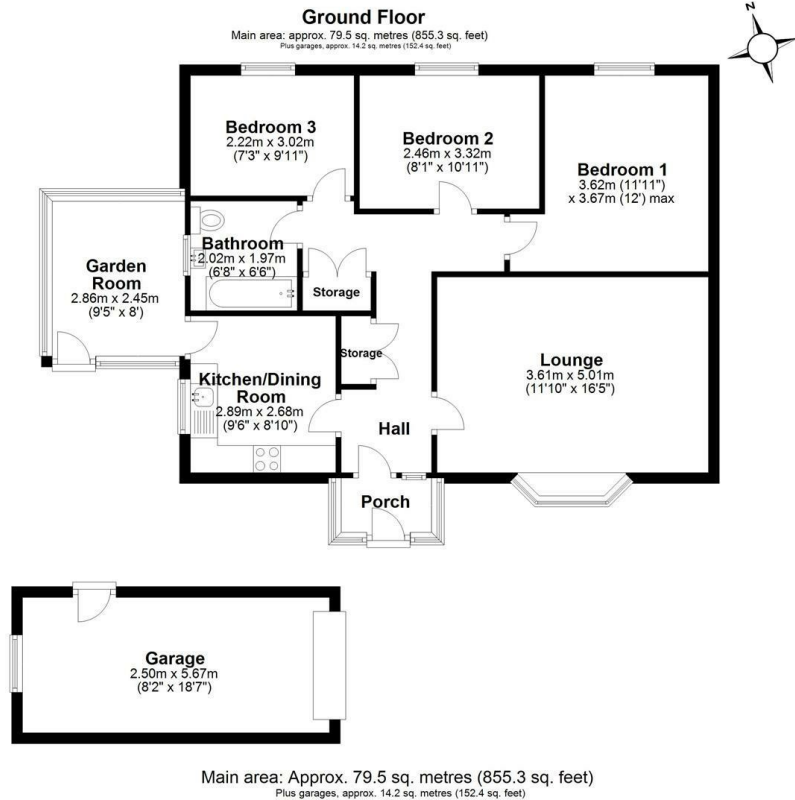






## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that 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 drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property 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 representations of fact.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>68</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>68</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.  
Please call 01925 267070 to arrange a viewing.

## OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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