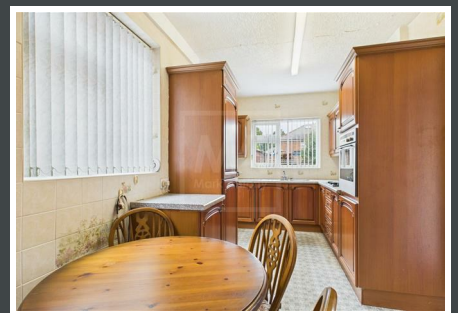




Shadewood Crescent, Grappenhall Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Semi Detached
- No Onward Chain
- First Time Buyers
- Investors Alike
- Great Location
- Three Bedrooms
- Excellent Project
- Abundance of Potential
- Driveway Parking
- Close to Local Amenities

INTERIOR

This property presents a fantastic opportunity for buyers looking for a project with great potential. Upon entering the home, you're welcomed by a traditional hallway that leads into a generously sized lounge. The space offers a solid layout and excellent natural light, making it a blank canvas for renovation. The kitchen, located to the rear of the property, is functional but has the space and layout to be transformed into a modern, open-plan kitchen-diner, subject to the necessary work.

Upstairs, the first floor comprises three well-sized bedrooms and a bathroom.

GARDEN

One of the standout features of this property is the fantastic rear garden, which boasts a mainly lawned area complemented by a lovely patio space. This outdoor haven is perfect for summer barbecues, gardening, or simply enjoying the fresh air. Additionally, the property offers driveway parking at the front.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 3154Mb (Via BT)



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 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 Band: C

Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

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.



Ground Floor



First Floor

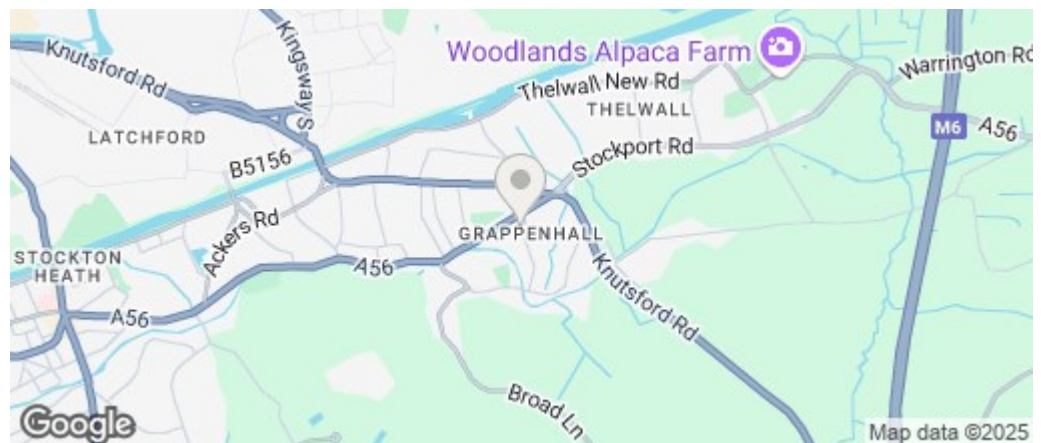


Approximate total area⁽¹⁾
737 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	78
(1-20) G		
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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