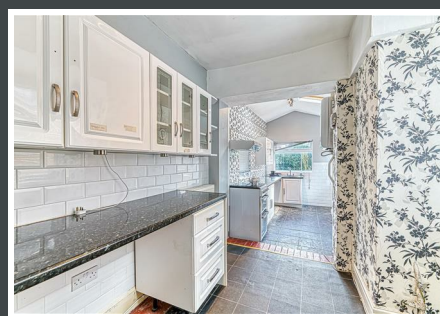




Euclid Avenue, Grappenhall Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Large Home
- Two Reception Rooms
- Lots of Potential
- Garage
- Driveway Parking
- Three Bedrooms
- Fantastic Garden
- Popular Location
- Bay Fronted
- Close to Schools

DESCRIPTION

Sitting on a good-sized, this three bedroom property celebrates immense potential to become the perfect family home. Celebrating two reception rooms, an extended kitchen, three bedrooms and a garage. Being within close proximity to the local schools and amenities, this home is not to be missed and viewings come highly recommended.

Entry into this traditional property is via the hallway which leads through to the generous lounge boasting a large bay window, allowing light to flood the space, creating a fabulous family room. Following the natural flow of this home to the rear is a dining room and a galley kitchen, allowing access to the rear garden. To the first floor you are presented with two large double bedrooms, a third bedroom ideal as a home office, dressing room or nursery. Completing the upstairs is the family shower room.

GARDEN

Leading from the dining room and kitchen, this rear garden has fantastic potential to become a wonderful, peaceful sanctuary for the next owners and with a mixture of patio and lawn, this outdoor space is ideal for children and families. To the front of the property is a front garden and a large double gated driveway, for privacy and security.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 3.75m x 3.32m Lounge
- 3.63m x 3.32m Dining Room
- 7.45m x 1.82m Kitchen
- 5.00m x 2.80m Garage

FIRST FLOOR

- Landing
- 4.10m x 3.03m Bedroom One
- 3.29m x 3.32m Bedroom Two
- 2.62m x 2.09m Bedroom Three
- 2.13m x 1.80m Shower Room

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 74Mb (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.

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 1.5 mile walk
 - Walton Gardens 3 mile walk
 - Warrington Town Centre 3 miles
 - Manchester Airport 13 miles via M56
 - Manchester City Centre 21 miles via M56
 - Liverpool City Centre 27 miles via M62
- (Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

Tenure: Leasehold

(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.

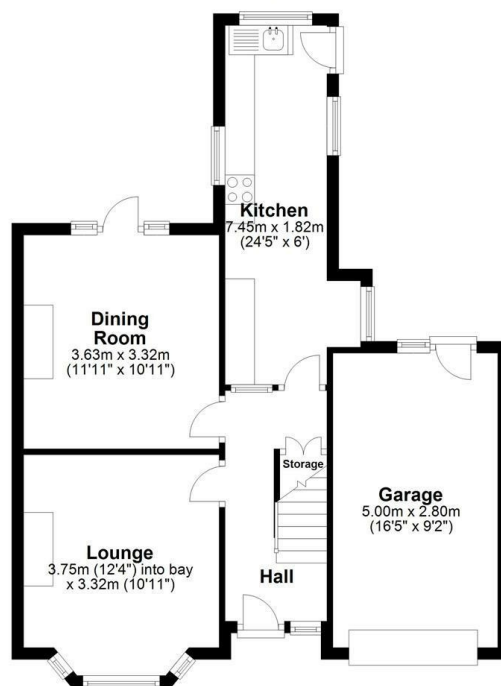




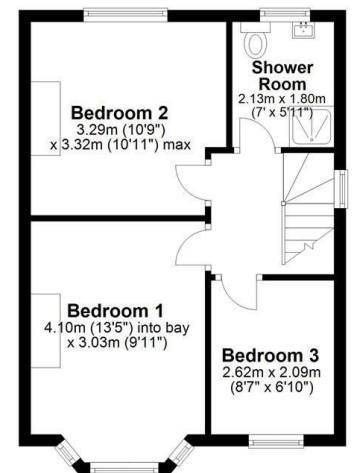
IMPORTANT NOTICE

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.

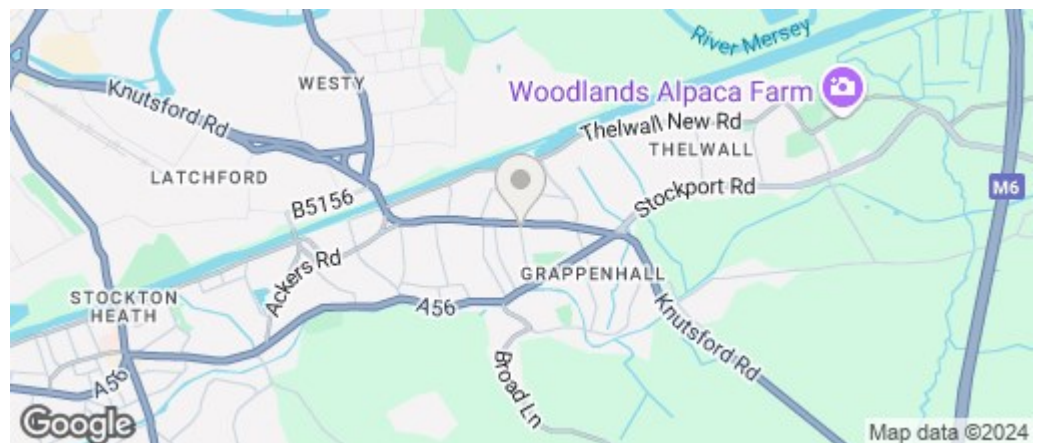
Ground Floor
Main area: approx. 44.7 sq. metres (481.5 sq. feet)
Plus garages, approx. 14.0 sq. metres (150.7 sq. feet)




First Floor
Approx. 37.1 sq. metres (398.9 sq. feet)



Main area: Approx. 81.8 sq. metres (880.4 sq. feet)
Plus garages, approx. 14.0 sq. metres (150.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	55	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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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