



Victoria Avenue, Grappenhall, WA4

£545,000

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**THREE BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME.
IMMACULATELY PRESENTED THROUGHOUT.**

Adams Estate Agents are delighted to offer to market this attractive, extended, period semi-detached home in Grappenhall. This superb, recently renovated family home must be viewed to be fully appreciated. The spacious accommodation comprises a large entrance hallway, formal lounge, utility room and large, impressive kitchen diner with lounge area on the ground floor. To the first floor, there is a large master bedroom, two further beautifully appointed bedrooms and a modern family bathroom. Outside, the driveway provides off road road parking at the front and the rear benefits from a large patio area, extensive lawn and a fantastic garden room with heating, air conditioning and hard-wired broadband.

Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate and are not to be used for room and furniture planning.

Agents Notes

Tenure: Freehold

Council Tax Band: D

Local Authority: Warrington Borough Council





This footprint is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-interpretation. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Drafty 360.

- Immaculate period semi
- Beautifully appointed throughout
- Traditional period features
- Large private garden
- Exceptional kitchen diner
- Garden room/office with heating, air-con and broadband
- Driveway parking
- EV charger

