



Cawthorne Avenue, Grappenhall, WA4

£325,000

3 1 2



EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME. CUL-DE-SAC LOCATION. NO ONWARD CHAIN DELAY. VIEWING ADVISED.

Adams Estate Agents offer to market, this three bedroom semi-detached family home. Extended to the rear, this property occupies a favourable position on Cawthorne Avenue in Grappenhall. In brief, the accommodation comprises; entrance hall, spacious lounge, dining room, kitchen and conservatory to the ground floor. To the first floor, there are three bedrooms and a family bathroom. Externally, the property stands well within its good sized plot. To the rear, there is an enclosed garden with patio area and garage. This property is situated in a quiet cul-de-sac in a very much sought after location, conveniently placed for local shops, schools and amenities. Internal inspection is advised to appreciate what this property has to offer. No onward chain delay.

Viewing

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

Notes

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.

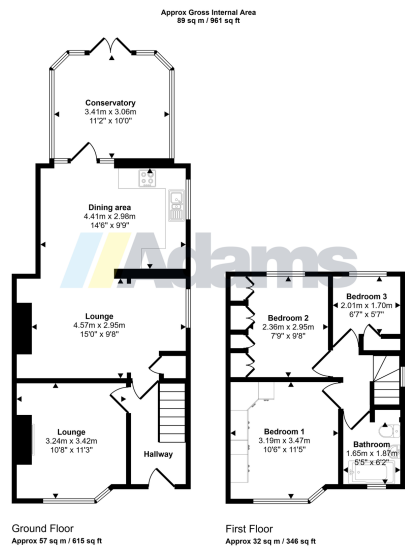
Agent Notes

Tenure: Freehold

Council Tax Band: C

Local Authority: Warrington Borough Council





This floorplan 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-statement. Items of furniture such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Three bedrooms
- Extended ground floor
- Semi-detached home
- Cul-de-sac location
- Garden to rear
- No onward chain
- Viewing advised



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	