



# Middlehurst Road, Grappenhall, WA4 2LG

Offers Over £350,000

3 1 2



Offered for sale with the benefit of having 'no chain delay', this extended three bedroom semi-detached house provides a great opportunity in a sought after Grappenhall location.

Features include; UPVC double glazing, gas fired central heating (with recently replaced boiler), entrance porch & hall, dining room, a 24ft lounge, kitchen, three bedrooms, bathroom, garage, driveway parking and a lovely rear garden.

Early Viewing Advised.

### Ground Floor

**Entrance Porch** - 2.72m x 0.58m (8'11" x 1'11")

**Hall** - 4.14m x 1.93m (13'7" x 6'4")

**Dining Room** - 4.39m x 3.38m (14'5" max into bay x 11'1")

**Lounge** - 7.37m x 5.46m (24'2" max x 17'11" max)

**Kitchen** - 3.33m x 2.21m (10'11" x 7'3")

**Lean To** - 2.29m x 1.5m (7'6" x 4'11")

### First Floor

#### Landing

**Bedroom One** - 3.73m x 3.35m (12'3" x 11'0")

**Bedroom Two** - 3.71m x 3.18m (12'2" x 10'5")

**Bedroom Three** - 2.54m x 1.93m (8'4" x 6'4")

**Bathroom** - 2.44m x 2.18m (8'0" x 7'2")

### Outside

#### Gardens

To the rear there is a lovely, fully enclosed garden with lawn &





- Mature Semi Detached House
- Three Bedrooms
- Gas C.H. & UPVC D.G.
- Lovely Rear Garden
- Sought After Grappenhall Location
- Two Reception Rooms
- Single Garage & Driveway
- No Chain Delay

