



# Coronation Avenue, Grappenhall Warrington, Cheshire



**Mark Antony**

SALES & LETTINGS AGENTS



## HIGHLIGHTS

- Family Home
- Sought After Location
- Two Reception Rooms
- Modern Kitchen
- Three Bedrooms
- Family Bathroom
- Garage
- Driveway Parking
- No Chain
- Motorway Links

## DESCRIPTION

A fabulous opportunity to purchase this wonderful family home in the sought after location of Grappenhall. This delightful property is perfect for first time buyers and has the added benefit of no chain. With highly regarded schools in the area and fantastic motorway links, this is not to be missed and viewings are highly recommended.

Access to this property is via a welcoming hallway with stairs leading to the first floor accommodation. Following the natural flow of the house you are presented with the bright and airy lounge, a family dining room and galley style kitchen. To the first floor there are three sizeable bedrooms and a family bathroom.

## GARDEN

To the rear of the property there is an enclosed garden with lawn surrounded by mature plants and a patio area perfect for alfresco dining. To the front there is a further garden and driveway with parking for multiple cars. There is also a garage attached to this property to the side.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- Lounge 3.47m x 3.26m
- Dining Room 3.88m x 3.26m
- Kitchen 5.38m x 1.80m
- Storage
- Garage 4.93m x 2.65m

### FIRST FLOOR

- Landing
- Bedroom One 3.47m x 3.35m
- Bedroom Two 3.09m x 2.75m
- Bedroom Three 2.16m x 2.17m
- Bathroom 1.96m x 1.63m

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 59Mb (Via Sky)

## 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 it's 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 2 miles
- Walton Gardens 4 miles
- Warrington Town Centre 4 miles
- Manchester Airport 13 miles via M56
- Manchester City Centre 20 miles via M56

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Tax Band:** C

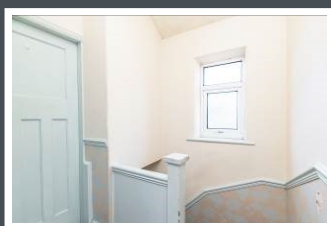
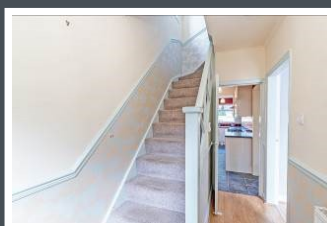
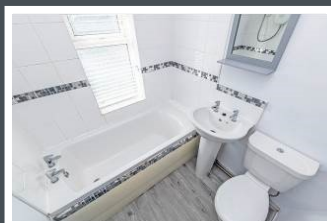
**Tenure:** Freehold  
(to be confirmed by Solicitors.)

## Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.





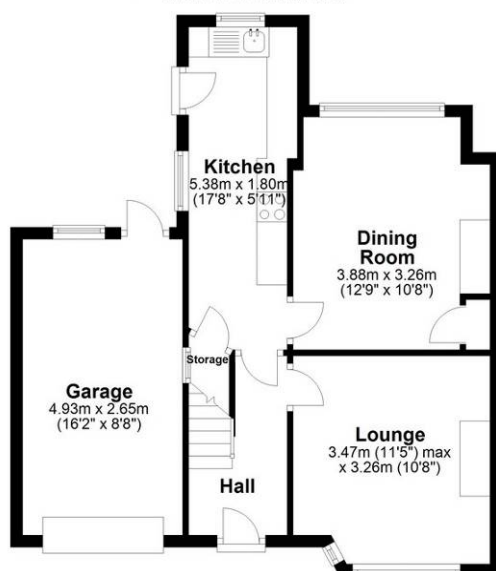


### IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers 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.

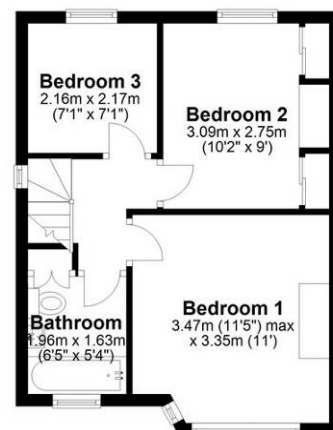
### Ground Floor

Main area: approx. 43.7 sq. metres (470.6 sq. feet)  
Plus garage, approx. 13.1 sq. metres (140.7 sq. feet)

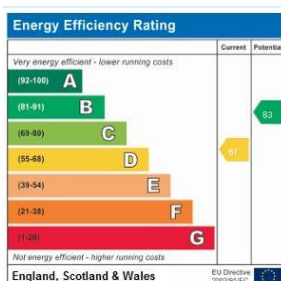


### First Floor

Approx. 32.1 sq. metres (345.6 sq. feet)



Main area: Approx. 75.8 sq. metres (816.2 sq. feet)  
Plus garages, approx. 13.1 sq. metres (140.7 sq. feet)



### VIEWING ARRANGEMENTS

Viewing is strictly by appointment only  
Please call **01925 267070** to arrange.

### OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



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