



42 Cawthorne Avenue, Grappenhall, Warrington, Cheshire. WA4 2LP.

£320,000

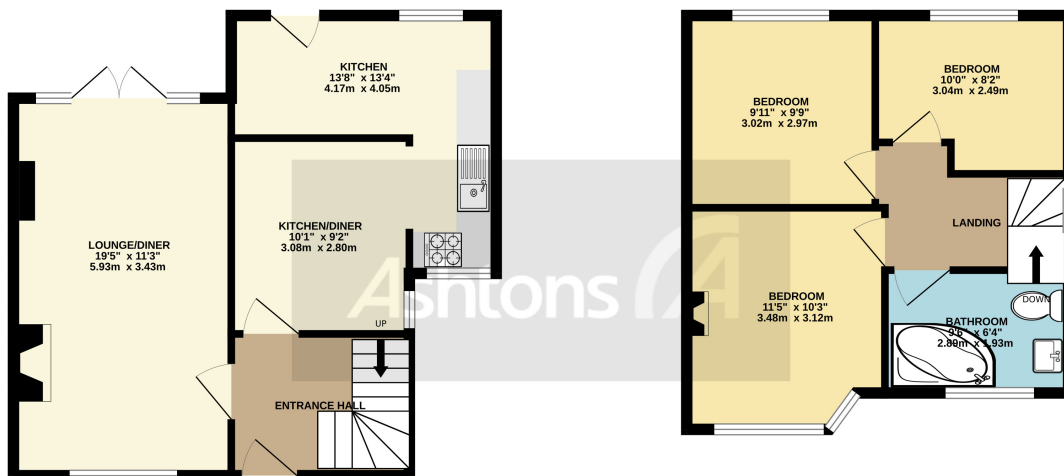


BAY FRONTED SEMI-DETACHED | THREE BEDROOMS | FULLY DOUBLE GLAZED |
GREAT PONTENTIAL | STUNNING REAR GARDEN | QUIET GRAPPENHALL LOCATION |
NO ONWARDS CHAIN | FREEHOLD TITLE |



GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.

1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 885 sq.ft. (82.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Situated on this ever-popular road in Grappenhall is this bay-fronted semi-detached home that comes to the market with no onward chain. The property provides a great opportunity to alter the current layout and extend the footprint. The property benefits from having three bedrooms, off-road parking, and a large rear garden. Internally there is an entrance hallway, lounge/diner with French doors to the rear, dining room, and kitchen with a range of fitted units. On the first floor, there is a front bedroom with a bay window, stripped floors and an original fireplace, two further bedrooms, and a three-piece bathroom suite. Externally there is a gated driveway to the front, garden, and to the rear is a fabulous garden which must be over 100ft in length.



Contact your local office
to arrange a viewing:

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Viewing Arrangements

Viewing is strictly by appointment only through
Ashtons Estate Agency.

Disclaimer Property Details

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- Manchester Airport 14 miles via M56
- Manchester City Centre 16 miles via M56

(Distances quoted are approximate)