



**Adams**  
Your local property experts



Albert Road, Grappenhall, Warrington, WA4 2PG

£265,000

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Priced to allow for improvement, this two bedroom semi-detached bungalow offers an excellent opportunity in a popular location.

In brief, the accommodation comprises; entrance hall, open plan lounge/diner, kitchen, two bedrooms and a bathroom. Externally, there is a driveway to the front leading to garage. To the rear, an enclosed garden.

Early Viewing Advised. No Chain Delay With This Sale.

**Entrance Hall** - 3.35m x 0.91m (11'0" x 3'0")

**Lounge/Dining Room** - 6.43m x 3.35m (21'1" x 11'0")

**Kitchen** - 4.27m x 2.44m (14'0" x 8'0")

**Bedroom 1** - 3.23m x 3.28m (10'7" x 10'9")

**Bedroom 2** - 3.2m x 2.51m (10'6" x 8'3")

**Bathroom** - 1.83m x 1.83m (6'0" x 6'0")

### Externally

Externally, there is a driveway to the front leading to garage. To the rear, an enclosed garden.

### 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.

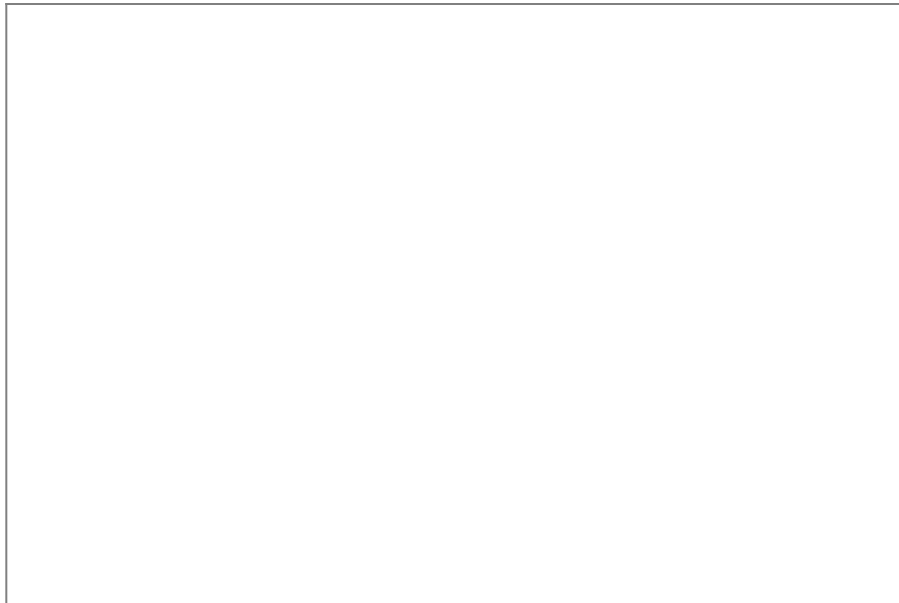
### Viewing

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





- Semi Detached Bungalow
- Two Bedrooms
- Driveway & Garage
- Modernisation Required
- Good Size Rear Garden
- No Chain Delay



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	