



Ian Anthony
The Estate Agents

Balmoral Road, Grappenhall, Warrington, WA4 2EB

Offers In Region Of £725,000

4 3 3



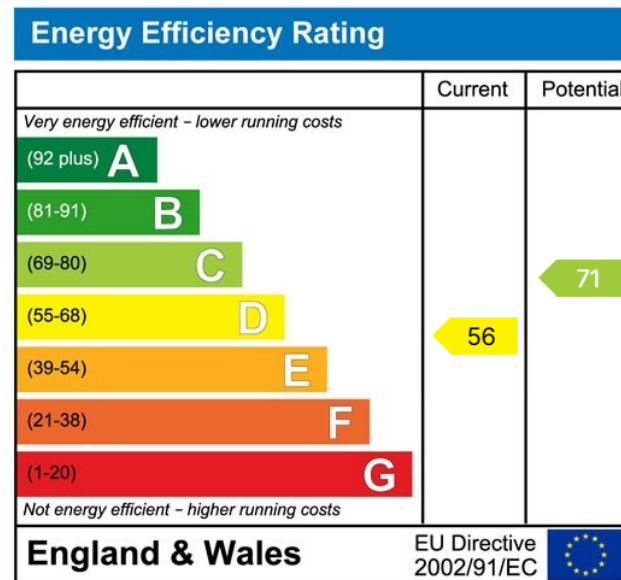
- PRESTIGIOUS BALMORAL ROAD
- FOUR BEDROOM DETACHED RESIDENCE
- THREE RECEPTION ROOMS
- DOUBLE GARAGE
- PLANNING PERMISSION & POTENTIAL
- NO CHAIN





Welcome to One of Grappenhall's Best-Kept Secrets. Set proudly on the ever-prestigious Balmoral Road, in the heart of leafy Grappenhall, this commanding four-bedroom detached residence is a generously proportioned family home with mature gardens, a double garage, and approved planning permission to extend or develop.

Occupying a significant plot, the home offers more than just square footage. It delivers potential—architectural, emotional, and lifestyle that rarely comes to market. Whether you're looking to restore and modernise or transform entirely, this is a home ready to be reimagined for a new generation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 Burscough Street, Ormskirk, Lancashire, L39 2EG

Tel: 01695 580888 Email: enquiries@iananthonystates.co.uk <https://www.iananthonystates.co.uk>