



**Ian Anthony**  
The Estate Agents



Victoria Road, Grappenhall WA4 2EQ

Guide Price £859,000

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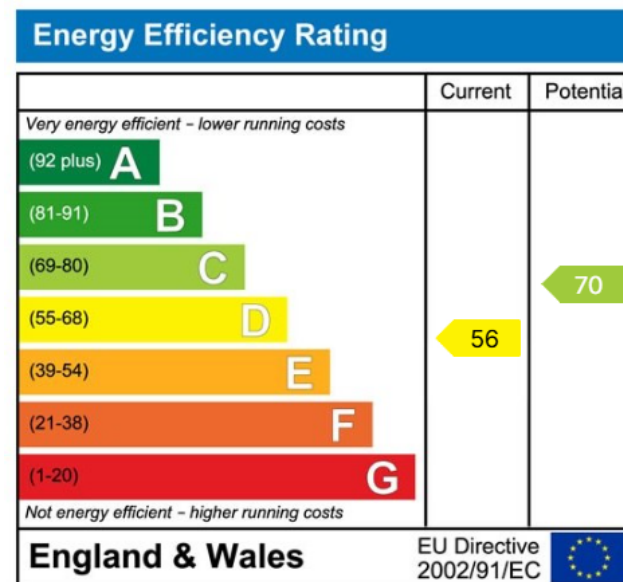
- Five Bedroom Detached Home
- Potential Ground-Floor Annexe
- Double Garage Included
- No Onward Chain
- Versatile Family Living
- Multiple Reception Rooms
- Large Workshop/Store
- Premier Grappenhall Location





Set on one of Grappenhall's most desirable roads, this spacious detached family home offers exceptional flexibility and potential. With multiple reception rooms, a high-quality kitchen and the option to create a ground-floor annexe, the layout suits growing families and multigenerational living. A snug with open fireplace, bay-fronted lounge and conservatory add character and space to unwind.

Upstairs are four well-proportioned bedrooms and a modern family bathroom, while outside features include established gardens, a double garage and a large workshop/store. Offered with no onward chain and positioned close to Stockton Heath's vibrant amenities, excellent schools and superb transport links, this home blends lifestyle, convenience and opportunity.



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