

Portola Close, Grappenhall, Warrington WA4 2SW

£495,000

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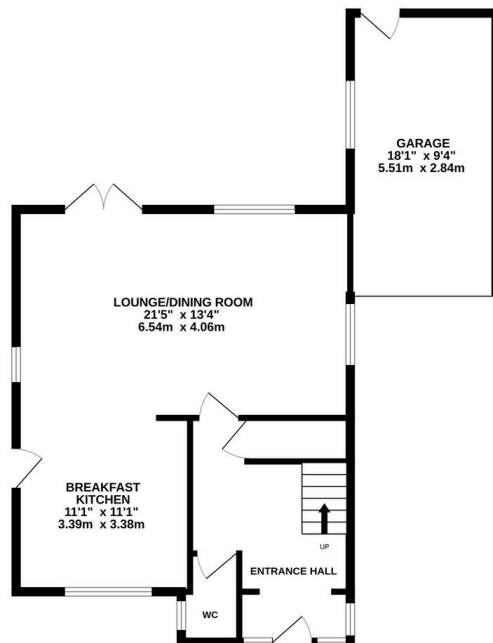


Offered for sale with the benefit of NO ONWARD CHAIN, this immaculately presented FOUR BEDROOM DETACHED property is located in a quiet cul-de-sac and is within walking distance of Grappenhall's picturesque village and the Bridgewater Canal. This ready to move into family home briefly comprises:- Entrance hallway, downstairs WC, lounge, dining room with French doors onto the rear garden, kitchen with integrated appliances, master bedroom with en suite, 3 further bedrooms and modern family bathroom. A driveway provides off-road parking and to the rear is a south-westerly facing lawned garden. Early viewings highly recommended.

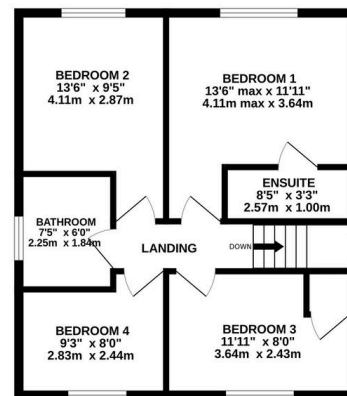
Key Features

- NO ONWARD CHAIN
- Immaculately presented, detached family home
- Refurbished and remodeled to a high standard
- Quiet cul-de-sac location
- Open plan living
- South westerly facing rear garden
- Attached garage and driveway providing off-road parking
- Popular development close to local amenities and Schools
- Easy commuting distance to major motorway networks
- Internal viewings strongly recommended to appreciate all that this family home has to offer

GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 1247 sq.ft. (115.8 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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