



Holly Lodge, Sandy Lane
Croft



Miller Metcalfe
PRESTIGE

SINCE 1891

Viewing is highly recommended to fully appreciate the space, character and potential this substantial family home has to offer. Situated in the ever-popular village of Croft, the property enjoys convenient access to well-regarded local schools and excellent transport links.

This impressive five-bedroom semi-detached home offers the feel, space and privacy often associated with a detached property. On arrival, the striking double-width original-style front door provides an attractive first impression and hints at the character found throughout the home.

The ground floor opens into a spacious entrance hallway with access to a cloakroom, leading through to the kitchen, lounge and a generous sitting/dining room. The property boasts high ceilings and charming period-style features, including a large open cast iron fireplace with a brick surround that creates a warm and inviting focal point to the main living space.

To the first floor are three well-proportioned double bedrooms, including an impressive front bedroom with a feature bay window allowing plenty of natural light. The principal bedroom benefits from a three-piece en-suite, while the family bathroom includes a characterful freestanding roll-top bath, ideal for unwinding.

The second floor offers two further double bedrooms along with access to useful eaves storage, presenting excellent scope for additional storage or potential future development.

Externally, the property is set behind a brick boundary wall which encloses a private driveway and front patio area. To the rear, the home enjoys a mature garden arranged across two levels. The first section features a peaceful patio area with a pond and electric-powered waterfall, creating a relaxing outdoor space. Steps lead up to a generous lawned garden, providing plenty of room for family activities, gardening or entertaining.

While the property would benefit from some modernisation, it presents an exciting opportunity to create a truly special family home in a highly desirable location.



Entrance Hall

Welcoming entrance hallway with tiled flooring leading into a spacious storage cupboard

Kitchen/Reception Rooms

Very spacious open plan kitchen/diner lounge. Tiled flooring. Wall and base units, granite work tops, gas range, breakfast bar. Utility toom with wall and base units, with space for washing dishwasher and washing machine. Plenty of natural light through the many windows and patio doors that overlook the rear garden.





Bedrooms/Bathrooms

Master bedroom with carpet, radiator, beautiful bay window, fitted wardrobes. Master ensuite with walk in shower, WC and sink.
Second bedroom with carpet, radiator and fitted wardrobes.
Third bedroom with carpet, radiator
Fourth & Fifth bedrooms both with carpet, radiators and sky lights allowing in lots of natural light.

Bathrooms

Beautiful family bathroom with roll top bath, WC and sink. Fully tiled floor, with half panelled walls.











Externally

1/2 cobbled 1/2 tarmac driveway for many cars.

Side garden off the side of the kitchen with a full decking area great for summer BBQ entertainment.

To the rear of the house, beautiful Indian stone patio area, large working pond along with paths leading up to a secret garden mainly laid to lawn, with hedges, borders and a free standing shed.

Additional Information

Tenure - Freehold

Local Authority - Warrington

Council Tax - F £3295

Mobile Coverage -

EE, Vodafone, Three, O2

Broadband

Basic 12 Mbps

Superfast 44 Mbps

Ultrafast 10000 Mbps

Satellite / Fibre TV Availability-

BT

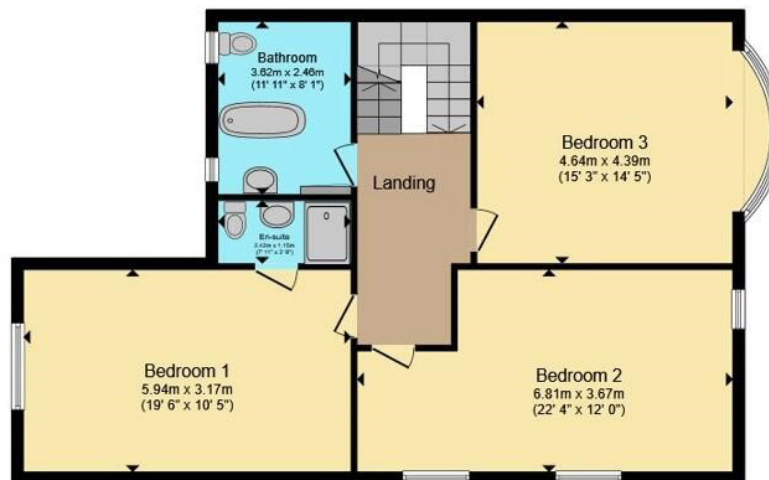
Sky

EPC Rating - C

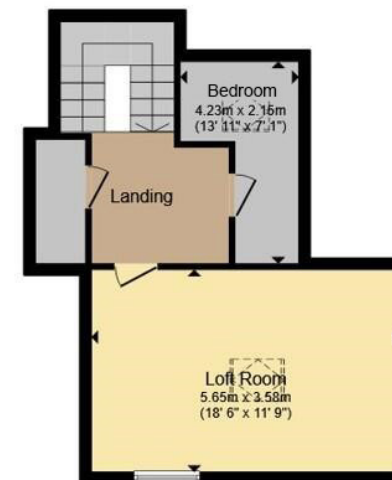




Ground Floor



First Floor



Second Floor

Total floor area 210.7 m² (2,268 sq.ft.) approx

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