



The Nook Balmoral Road, Grappenhall

Warrington

Guide Price £925,000

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Grappenhall, Warrington

Magnificent six-bedroom period home on Balmore Road, Grappenhall. Features original character, versatile living, mature gardens, garage, ample parking and multi-generational potential. Council Tax band: H

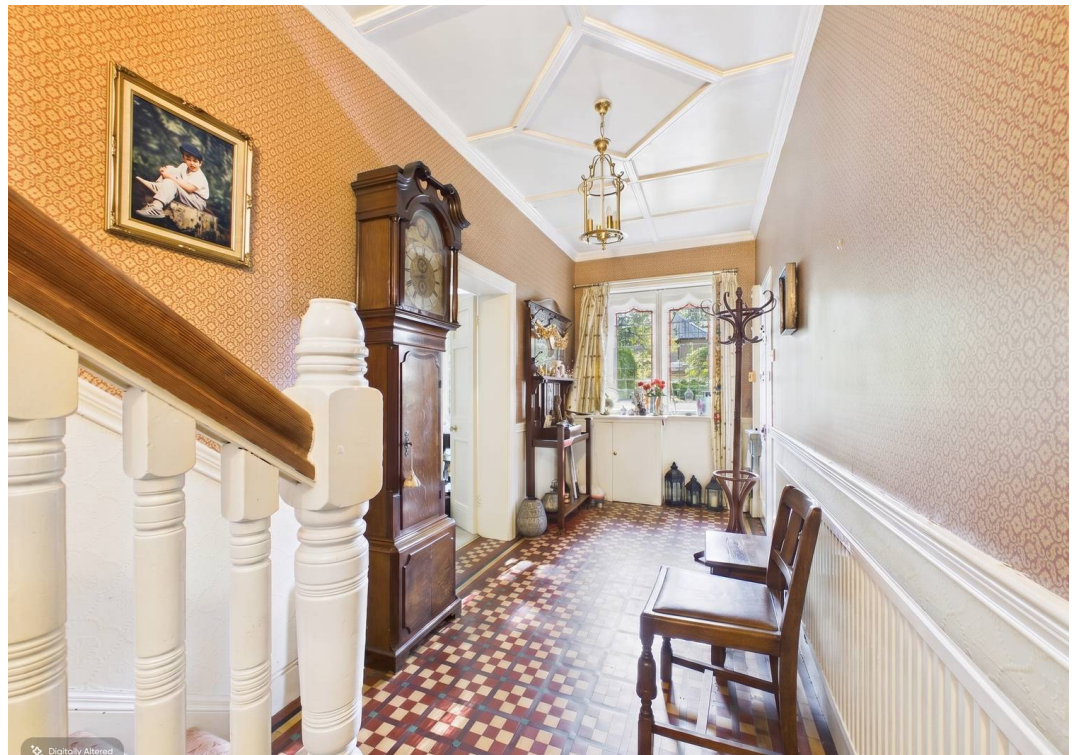
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Exceptional detached period residence
- Prestigious Balmore Road location
- Six generous bedrooms
- Stunning original stained and leaded glass windows
- Flexible layout ideal for multi-generational living
- Wealth of original character features throughout







Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

3908 ft²

363.1 m²

Reduced headroom

186 ft²

17.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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