



Holly Lodge Sandy Lane, Croft
£700,000

Miller Metcalfe
Every step of the way

Holly Lodge Sandy Lane

Croft, Warrington

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 property was built in 1929 and was the extension to the original house, built in 1895. It offers potential buyers incredible space, with approximately 2400 square feet of accommodation, along with period-style charm.

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, with a large shed providing outdoor storage.

This delightful home presents an exciting opportunity to create a truly special family home, which can be modernised to suit potential buyer's lifestyles and individual tastes, in a highly desirable location.

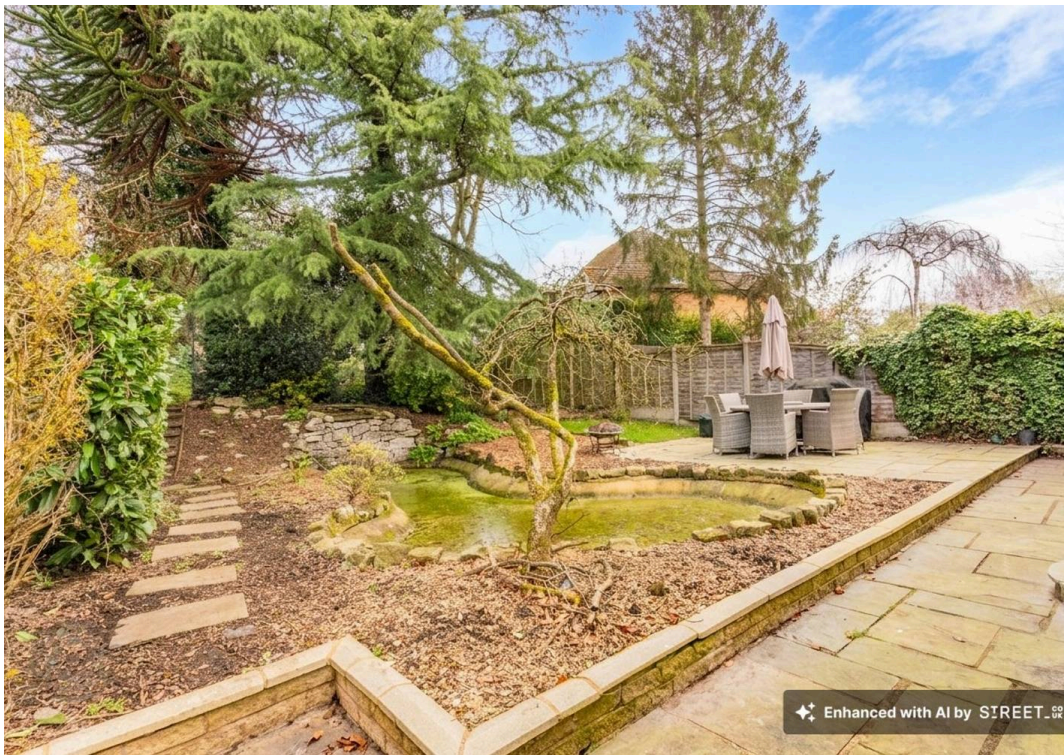
Viewing is highly recommended to fully appreciate the space, character and potential that this substantial family home has to offer.

Council Tax band: E





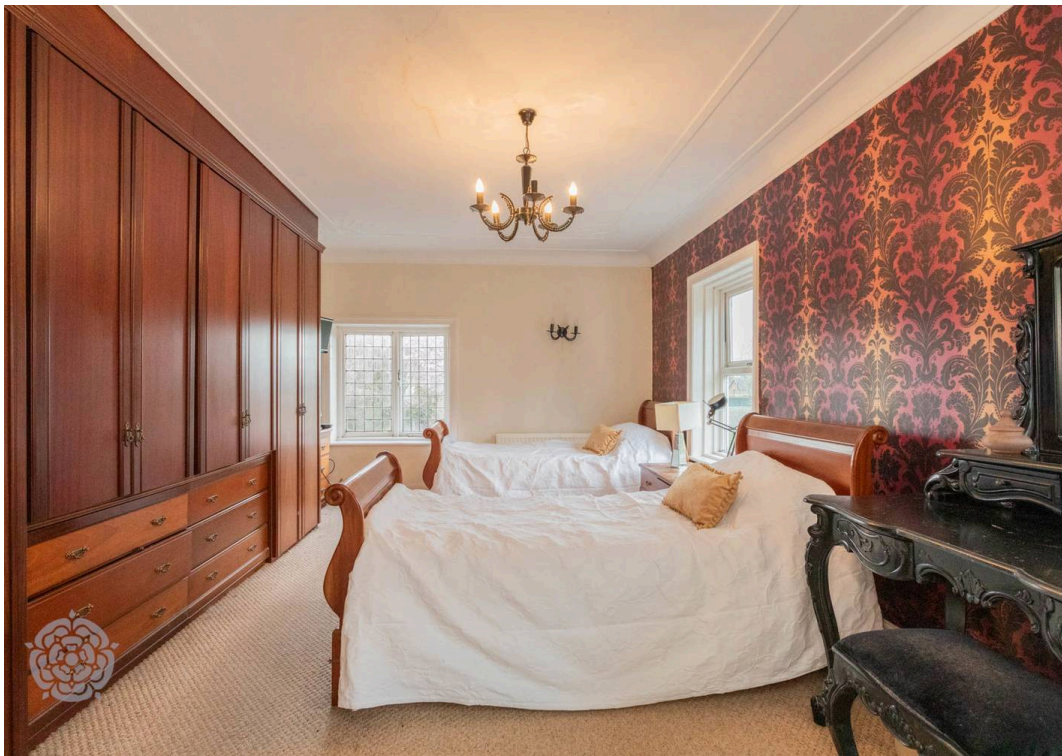
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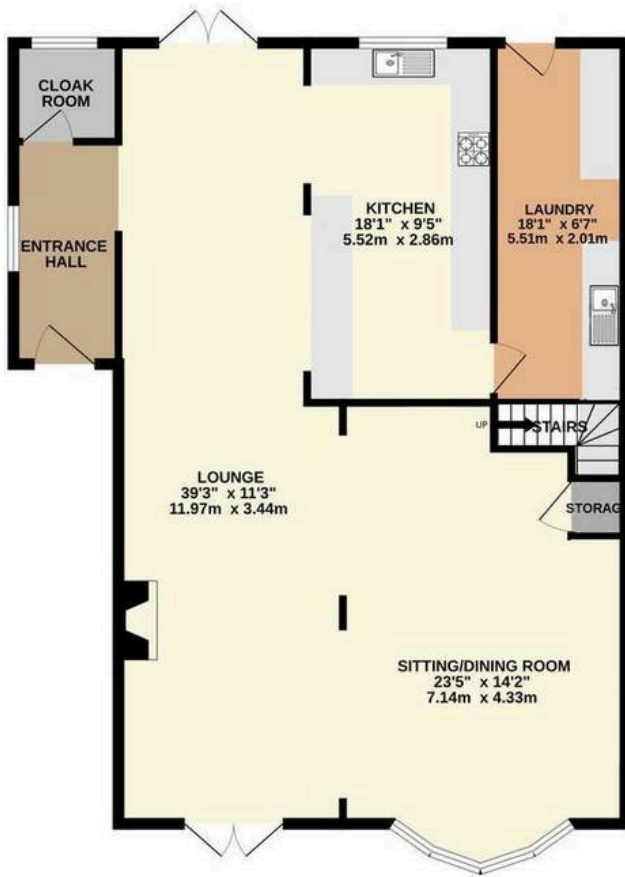








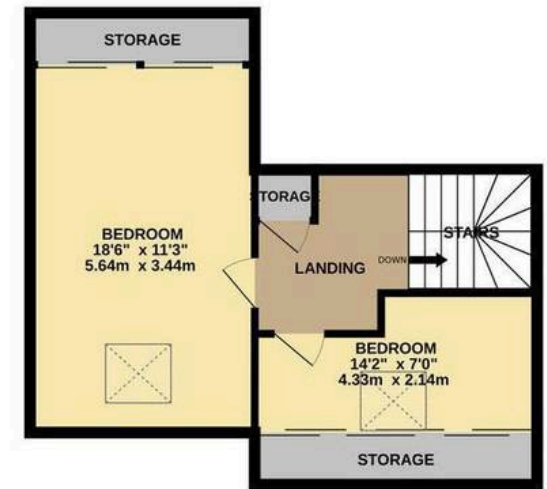
GROUND FLOOR
1091 sq.ft. (101.4 sq.m.) approx.



1ST FLOOR
853 sq.ft. (79.2 sq.m.) approx.



2ND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 2407 sq.ft. (223.6 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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