



**Cliff Lane, Warrington, WA4 4SL**

**£525,000**

Stunning Countryside Cottage With Contemporary Finish In Sought-After Grappenhall



# 6 Bradley Hall Cottages Cliff Lane, Grappenhall, Warrington, WA4 4SL

Nestled along Cliff Lane on the border of Grappenhall and Lymm, this charming cottage enjoys a picturesque semi-rural setting while remaining conveniently close to village amenities. Grappenhall is renowned for its characterful streets, welcoming community and access to scenic walks along the nearby Bridgewater Canal and surrounding Cheshire countryside. Highly regarded schools including Grappenhall Heys Community Primary School and Bridgewater High School are within easy reach, making the area particularly appealing to families. Excellent transport links connect you to Warrington, Lymm and Altrincham with straightforward access to the motorway network for commuting to Manchester, Liverpool and beyond, offering the perfect balance between rural tranquillity and everyday convenience.

The property itself is presented to a stunning standard throughout, seamlessly blending cottage charm with contemporary finishes. A welcoming porch leads into a practical utility room with garden access and adjoining WC, while the impressive kitchen forms the heart of the home, complete with base units, central island and a Range Master oven. The dining room features bi-fold doors opening onto the garden, creating an ideal space for indoor-outdoor entertaining, and the generous living room boasts Amtico flooring, wood panel detailing and a striking wood burner. An additional large reception room provides excellent flexibility as a home office, studio or further lounge space. To the first floor are three beautifully presented bedrooms, including a spacious principal suite with en suite shower room, alongside a stylish four-piece family bathroom. Externally, the property continues to impress with a lawned garden, patio and raised decking area, as well as a powered outbuilding. To the front, a driveway, garage, artificial lawn and EV charger complete this exceptional home in a truly desirable rural location.

## Front

Driveway, artificial lawn, EV charger, garage.

## GROUND FLOOR

### Porch 6'6" x 2'7" (2m x 0.8m)

Tiled floor. Door to utility and kitchen.

### Kitchen 20'11" x 12'9" (6.4m x 3.9m)

Amtico flooring, painted walls, base units and central island, freestanding fridge/freezer, Range master oven, radiator.

### Dining Room 12'9" x 8'6" (3.9m x 2.6m)

Tiled flooring, window to side, bi folds to garden, radiator.

### Living Room 24'3" x 15'8" (7.4m x 4.8m)

LVT flooring, window to rear, stairs to first floor, door to dining room, door to kitchen, wood burner, painted and wood panel walls.

### Office/Second Reception Room 26'2" x 9'2" (8m x 2.8m)

Amtico flooring, storage cupboard, window to front.

### Utility Room 5'2" x 11'5" (1.6m x 3.5m)

Tiled floor, tiled and painted walls, window to rear, space for washing machine and tumble dryer, boiler, door to garden.

### Cloaks/WC 2'7" x 4'7" (0.8m x 1.4m)

Window to front, tiled floor, painted walls, toilet.

## FIRST FLOOR

### Bedroom 20'11" x 12'9" (6.4m x 3.9m)

Window to front, rear and side, carpet, painted walls, loft hatch, radiator x 2, door to en suite.

### En Suite 7'10" x 4'7" (2.4m x 1.4m)

Shower, toilet, sink, tiled floor, tiled and painted walls, window to front.

### Bedroom 11'1" x 9'2" (3.4m x 2.8m)

Front facing, LVT flooring, window to front, painted walls, radiator, loft hatch, radiator.

### Bedroom 12'5" x 9'10" (3.8m x 3m)

Rear facing, carpet, window to rear, painted walls, radiator.

### Bathroom 7'10" x 5'6" (2.4m x 1.7m)

Four piece suite, tiled walls and floors, heated towel rail, Velux window.

## Rear Garden

Lawn, patio, raised decking, side access, garage access, outbuilding with power and light.





