

3 bed semi-detached house to buy in WA4

Cliff Lane, Grappenhall, Warrington, Cheshire, WA4 4SL

£274,950 Starting Bid

x 3 x 1 x 1

Tenure

Freehold

On Street parking

Property features

- Being sold via Secure Sale online bidding. Terms & Conditions
- No Onward Chain
- Freehold Title
- Semi Detached Home
- EPC Rating E

Key Information

- Council Tax: Band B
- EPC Rating: E
- Heating supply: Oil
- Electric supply: National Grid
- Water supply: Direct mains water

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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- Flexible viewing slots
- Accompanied viewings

Description

A fantastic semi detached home situated in the semi rural area of Grappenhall, offered for sale via the Modern Method of Auction with no onward chain. Boasting three bedrooms, an abundance of potential, and stunning views across open fields, this property presents an excellent opportunity to create an ideal family home.

As you enter the property through the welcoming hallway, you are immediately drawn into the impressive living room, a wonderfully spacious and characterful reception area that serves as the heart of the home. Rich in charm and character features, this inviting space boasts exposed wooden beams and an attractive chimney breast. Generous proportions allow for both comfortable seating and a dedicated dining area, making it an ideal setting for everyday living as well as entertaining family and friends. Beyond the living room lies the kitchen, thoughtfully designed to offer an abundance of cupboard and worktop space. The range-style oven is perfectly suited to those who enjoy cooking and hosting. The kitchen also provides ample space for a dining table, creating a sociable environment for family meals and informal gatherings. A rear door leads directly out to the garden, seamlessly connecting the indoor and outdoor spaces. Flowing from the living room is a delightful garden room, a bright and tranquil space that enjoys wonderful views over the rear garden through its large windows. French doors open directly onto the outdoor seating area, allowing natural light to pour in throughout the day and providing the perfect place to relax and enjoy the surrounding setting. Completing the ground floor accommodation is a conveniently located WC, adding practicality for both residents and guests.

The first floor offers two bedrooms, both enjoying elevated views across the stunning Cheshire countryside. Each room provides ample space for furnishings, while one of the bedrooms is enhanced by a charming cast-iron fireplace, adding further character and period appeal. Serving this floor is a well presented family bathroom fitted with a three piece suite comprising a WC, decorative wash hand basin, and a bath with shower over, offering a comfortable and functional space for everyday use. Occupying the entire second floor is the superb primary bedroom, a spacious and impressive retreat featuring a vaulted ceiling that enhances the sense of space and character. Exposed wooden beams add warmth and charm, while Velux-style windows allow natural light to flood the room with light. The bedroom also benefits from a useful built-in storage cupboard, providing practical storage solutions while maintaining the room's attractive and uncluttered appearance.

Combining an abundance of character features with versatile living accommodation, this charming home offers a wonderful blend of period charm and modern practicality. With its attractive countryside views, generous living spaces and wealth of original features throughout, the property presents an excellent opportunity for those seeking a distinctive home in a picturesque Cheshire setting.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £274,950

Property Type: Semi-detached house

Parking: On Street

Year built: 1930

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Required access: No

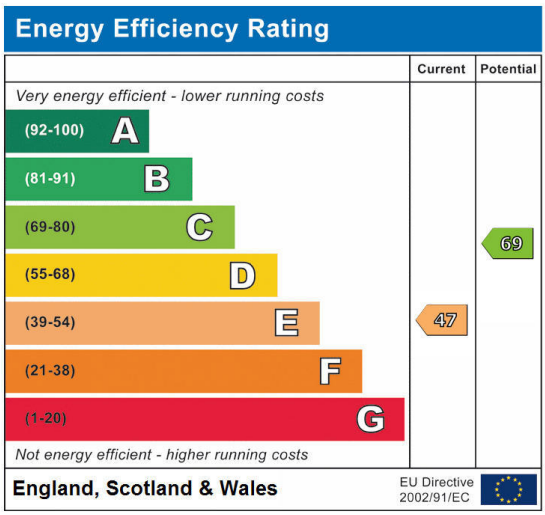
Heating: Oil

Electric: National Grid

Water: Direct mains water

Water meter: No

Air conditioning: No



Cliff Lane, Grappenhall, Warrington, Cheshire, WA4 4SL

Contact your local branch today for more information on this property:

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