



**Adams**

Middlehurst Road, Grappenhall, WA4

£450,000

4 2 2



A substantial and well-presented four bedroom semi-detached family home, occupying a favourable position within this highly sought-after area of Grappenhall.

The property offers generous and versatile accommodation arranged over two floors and is ideal for modern family living. To the ground floor, the welcoming entrance porch and hallway lead to a spacious lounge and a separate sitting room, providing flexible reception space. There is also a formal dining room, a convenient ground floor W/C, and a large kitchen with ample space for family dining and everyday use.

To the first floor, the landing gives access to four well-proportioned bedrooms, all offering excellent natural light, along with a well-appointed family bathroom.

Externally, the property continues to impress with a lovely west-facing rear garden, enjoying afternoon and evening sun and featuring a patio area ideal for outdoor entertaining. To the front, there is substantial driveway parking leading to a garage, providing ample off-road parking and storage.

Located within easy reach of local amenities, reputable schools, and excellent transport links, this is a fantastic opportunity to acquire a spacious family home in one of Grappenhall's most desirable locations.

Early viewing is highly advised to fully appreciate the size, position, and potential this property has to offer.

### **Viewing**

By prior appointment through our Stockton Heath office on 01925-398343.

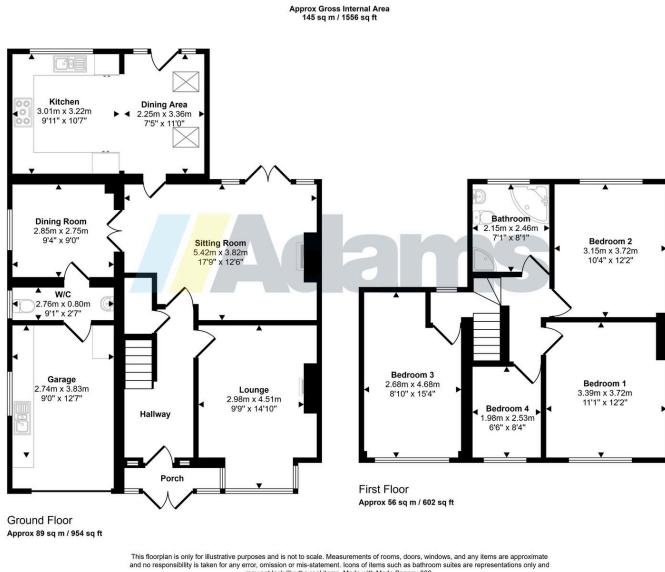
### **Note**

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been



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- Extended Traditional Semi-Detached House
- Popular Grappenhall Location
- Three Reception Rooms
- Large Kitchen/Diner
- Four Bedrooms
- Large Family Bathroom
- west Facing Rear Garden
- Driveway Parking
- Garage
- Viewing Advised



## Energy Efficiency Rating

