



Portola Close, Grappenhall WA4

£530,000

 **Adams**

Portola Close, Grappenhall WA4

Located in the desirable area of Grappenhall, this detached three-bedroom bungalow offers spacious and versatile accommodation close to local amenities, schools and motorway links.

The property comprises a porch and welcoming hallway, fitted kitchen with access to a large integral garage, and a generous lounge with patio doors opening onto a low-maintenance rear garden. Bedroom three is currently used as a dining room, offering flexible living space.

There are two further well-proportioned bedrooms, a large bathroom with both bath and separate shower cubicle, and a convenient separate WC.

Externally, the property benefits from an additional single garage, driveway parking, and easily maintained gardens. An excellent opportunity to acquire a well-located bungalow in a highly sought-after residential area.





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 tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate.

Agents Notes

Tenure: Freehold

Council Tax Band: E

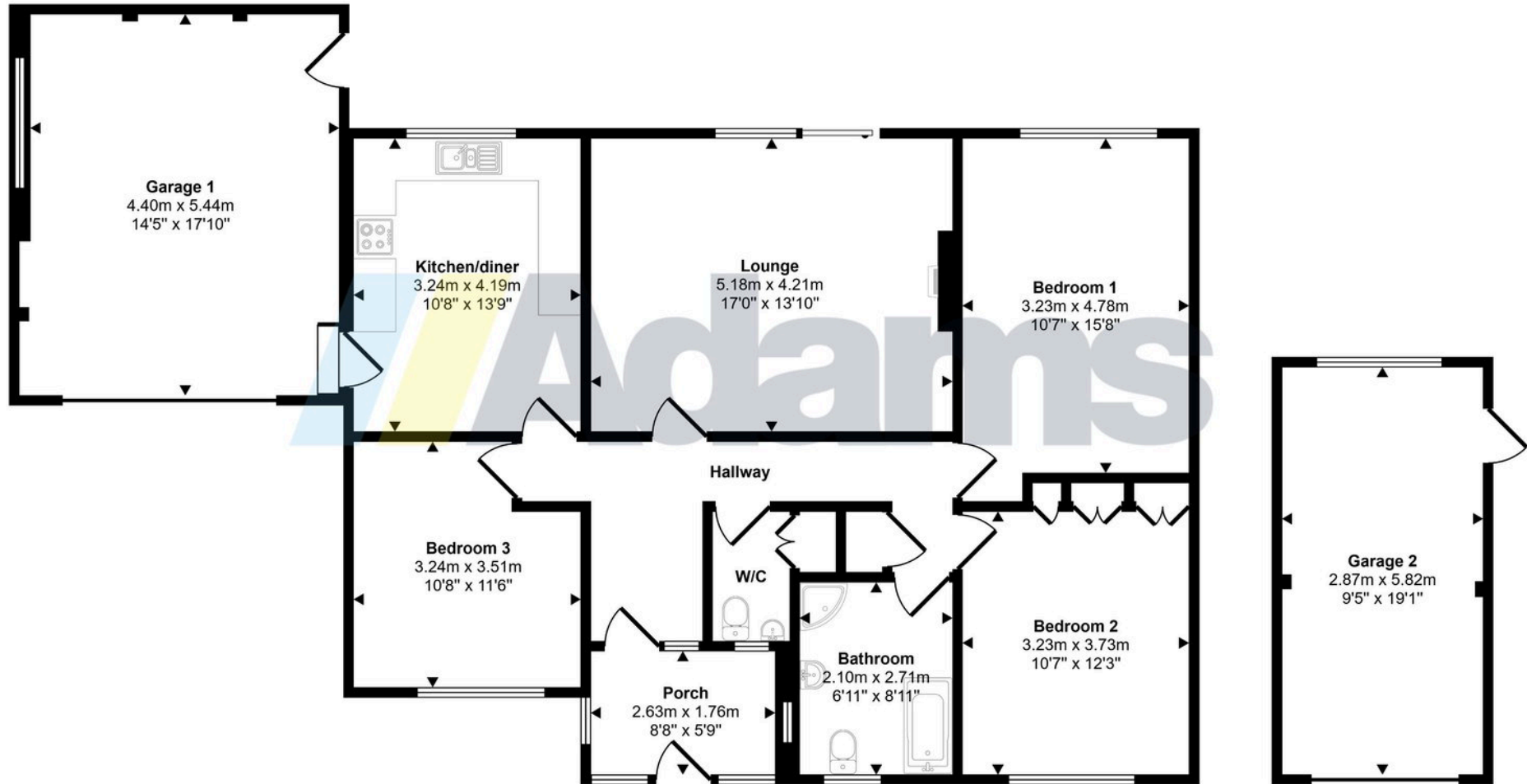
Local Authority: Warrington Borough Council

EPC Rating: tbc





Approx Gross Internal Area
146 sq m / 1571 sq ft



Floorplan
Approx 129 sq m / 1392 sq ft

Garage 2
Approx 17 sq m / 180 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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