



Cross Lane, Grappenhall, Warrington

Offers In Region Of £385,000

3 1 3



A spacious and well-maintained three-bedroom semi-detached family home, ideally positioned within one of Grappenhall's most sought-after residential areas. While the property could benefit from some modernisation, it offers excellent potential to create a superb long-term family home.

The accommodation is generous and versatile, arranged over two floors and perfectly suited to modern family living. The ground floor comprises a welcoming entrance porch and hallway, leading to a bright reception room and a separate lounge that opens into a family area—providing flexible and sociable living space. There is also a kitchen/breakfast room, complemented by a useful utility area and internal access to the garage.

To the first floor, the landing leads to three well-proportioned bedrooms, all enjoying plenty of natural light, along with a well-appointed four-piece family bathroom.

Externally, the property continues to impress. The rear garden enjoys a sunny aspect, with a patio area ideal for outdoor dining and entertaining. To the front, a substantial driveway provides ample off-road parking and leads to the garage, offering additional storage.

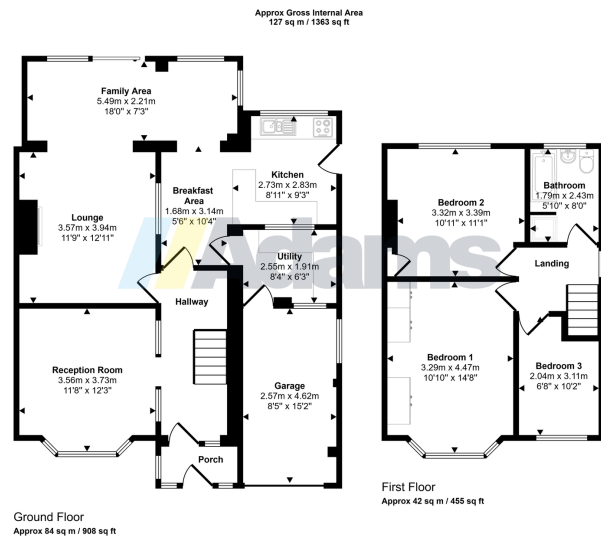
Conveniently located close to local amenities, highly regarded schools, and excellent transport links, this property represents a fantastic opportunity to acquire a spacious home in a prime Grappenhall location.

Early viewing is strongly advised to truly appreciate the space, setting, and potential on offer. The property is available with no onward chain; however, please be aware that completion will be subject to the grant of probate.

Viewing

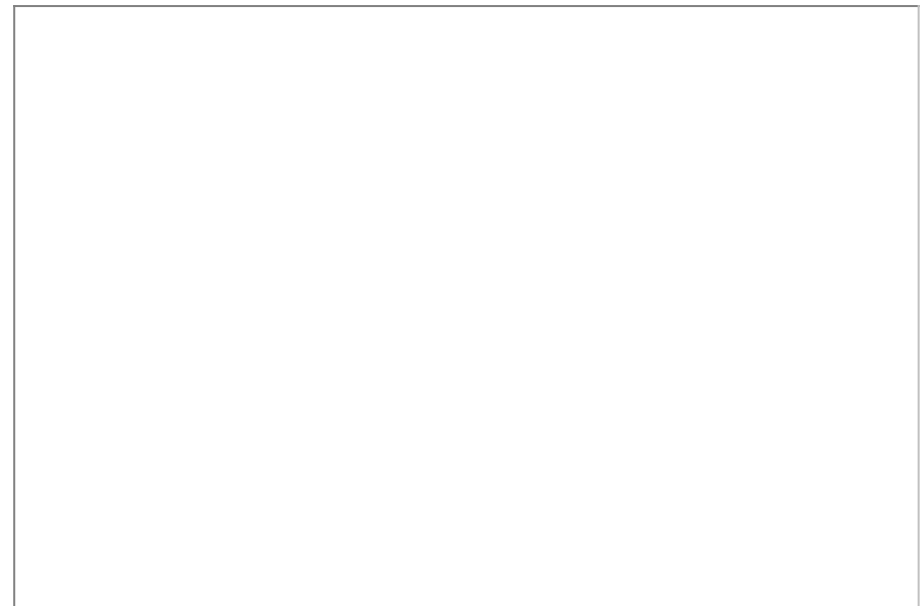
By prior appointment through our Stockton Heath office on 01925-398343.





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.

- Three Bedrooms
- Extended Ground Floor
- Spacious Throughout
- Generous Plot
- Off Road Parking
- Semi-Detached Family Home
- Immaculately Presented
- Useful Utility Room
- Sought After Location
- Viewing Advised



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