



- Spacious Detached Bungalow
- Conservatory
- Parking Several Cars
- Viewing Essential

- No Onward Chain
- Fantastic Plot
- Lovely Cul de Sac Position
- Popular Location

**Offers Based On £495,000**



Nestled in the charming area of Grappenhall, Portola Close presents a delightful opportunity to acquire a spacious detached bungalow. This well-appointed residence boasts three generously sized bedrooms, making it an ideal home for families or those seeking extra space. The property features a comfortable reception room, perfect for relaxation or entertaining guests leading to a conservatory.

With two bathrooms, convenience is at the forefront, ensuring that morning routines and evening unwinding can be done with ease. The bungalow is set on a substantial plot, providing ample outdoor space for gardening, leisure activities, or simply enjoying the fresh air.

Parking is a breeze with space available for several vehicles and a garage, adding to the practicality of this lovely home. The peaceful surroundings of Grappenhall enhance the appeal, offering a serene lifestyle while still being within reach of local amenities and transport links.

This detached bungalow is a rare find, combining comfort, space, and a desirable location. Whether you are looking to settle down or invest in a property with great potential, Portola Close is certainly worth considering. Vacant Possession - No Chain .

### **Entrance Porch**

6'23 x 8'28 (1.83m x 2.44m)

### **Entrance Hall**

### **Lounge**

10'69 x 13'97 (3.05m x 3.96m)

### **Conservatory**

12'83 x 15'72 (3.66m x 4.57m)

### **Cloakroom**

### **Bedroom 1**

17'35 x 10'82 (5.18m x 3.05m)

### **Bedroom 2**

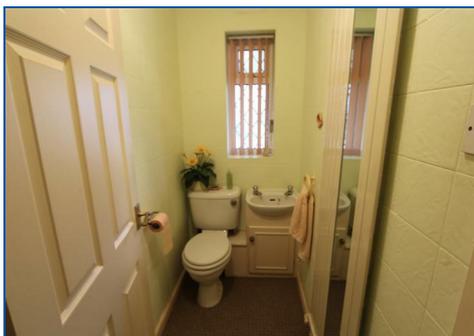
10'83 x 12'14 (3.05m x 3.66m)

### **Bedroom 3**

10'7 x 11'38 (3.23m x 3.35m)

### **Bathroom**

8'92 x 6'86 (2.44m x 1.83m)





**Tenure**

Leasehold Term 125 years from 9 March 1979 - 79 Years Remaining

**Council Tax**

Payable to Warrington Borough Council Band E

**Viewings**

Strictly by appointment through Ridgeway Residential Estate Agents

**Disclaimer**

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# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		