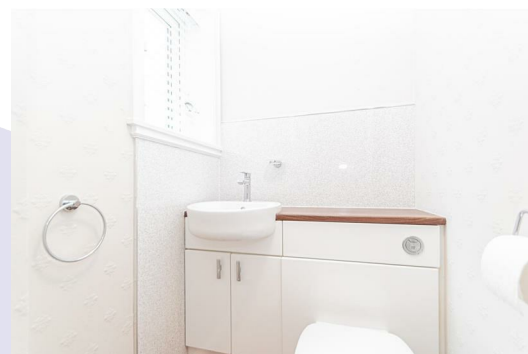


# Grappenhall



BEAUTIFUL DETACHED PROPERTY | SOUGHT AFTER LOCATION | WALKING DISTANCE TO GRAPPENHALL VILLAGE | GARDEN MAINTAINANCE INCLUDED | EXCELLENT ACCESS TO M6/M62. Occupying a quiet residential location this superbly appointed detached property boasts spacious accommodation which has been freshly decorated with new carpets throughout. Briefly comprising - Dining kitchen with New Oven , Miele Washing Machine and Miele Dishwasher, lounge open to dining room which has patio doors to the garden. To the first floor you are greeted with the master bedroom with fitted wardrobes, two further double bedrooms, a bathroom suite with a separate shower cubicle. Garage and driveway parking, garden with patio area. UNFURNISHED - AVAILABLE NOW.

**£1,600 PCM**



**Tel: 01925 600 200**

# Grappenhall Portola Close



## Accommodation

### Porch

7'2" x 3'4" (2.186m x 1.040m)

Accessed through a composite door into a welcoming space with tiled flooring, lighting fixture, PVC double glazed window to the front elevation and access to the;

### Entrance Hall

11'4" x 10'3" (3.455m x 3.129m)

Engineered flooring, ceiling coving, PVC double glazed frosted window to the front elevation, understairs storage, wall mounted thermostat and light fixture.

### WC

5'10" x 3'8" (1.794m x 1.125m)

Two piece suite featuring low-level WC with chrome 'push button' flush and wash hand basing with chrome mixer taps set in a vanity unit. PVC double glazed window to the side elevation, continued engineered flooring and light fixture.

### Dining Kitchen

11'4" x 11'3" (3.461m x 3.454m)

Tiled flooring leads to a range of matching, drawer, base and eye level units complimented with tiled splashback and contrasting tiled works surface featuring a wooden edging. Further complimented with 'Miele' washing/drying machine and dishwasher, 'Rangemaster' 4 ring gas hob with oven below and concealed extractor fan above, integrated fridge/freezer, 1 'n' a half sink drainer unit with chrome mixer tap, wooden door leading to the side pathway, PVC double glazed window to the front elevation and light fixture.

### Lounge

22'1" x 13'7" (6.738m x 4.154m)

Feature fire place with surrounding marble effect surround, PVC double glazed windows to the side and rear elevations, ceiling coving, engineered flooring with central carpet feature, gas central heating radiator, tv/internet point and light fixture.

### Dining Room

12'11" x 9'5" (3.954m x 2.883m)

Continued engineered flooring, ceiling coving, PVC double glazed windows to both the rear and side elevation further complimented by PVC double glazed bi-folding door.

## First Floor

### Landing

18'4" x 2'8" (5.591m x 0.833m)

Traditional storage cupboard housing the newly fitted 'Baxi 800' combination boiler, continued engineered flooring and PVC double glazed window to the side elevation.

### Bedroom One

13'9" x 12'0" (4.193m x 3.662m)

Featuring a rear aspect with built in wardrobes, PVC double glazed window to the front elevation, carpeted flooring, gas central heating radiator and light fixture.

### Bedroom Two

13'8" x 9'9" (4.181m x 2.983m)

Again located to the rear including a PVC double glazed window to the rear elevation, carpeted flooring, gas central heating radiator and light fixture.

### Bedroom Three

14'6" x 8'4" (4.430m x 2.546m)

Featuring a front aspect with built in storage cupboard and a PVC double glazed window to the front elevation, gas central heating radiator and light fixture.

### Bathroom

8'3" x 7'3" ( 2.525m x 2.219m )

Four piece suite including a panelled bath with chrome mixer taps, standing shower with chrome shower head and screen, pedestal wash hand basin with chrome mixer tap and a low-level WC with a chrome 'push button' flush. Further complimented by PVC double glazed window to the side elevation, cushioned vinyl flooring and gas central heating radiator.

## Outside

To the rear, there is an enclosed garden laid to lawn with a patio area whilst to the front there is a driveway with parking for two vehicles and garage access.

## Council Tax

Tax Band 'E' - £3031.01 as of 2025/26

## Local Authority

Warrington Borough Council

## Postcode

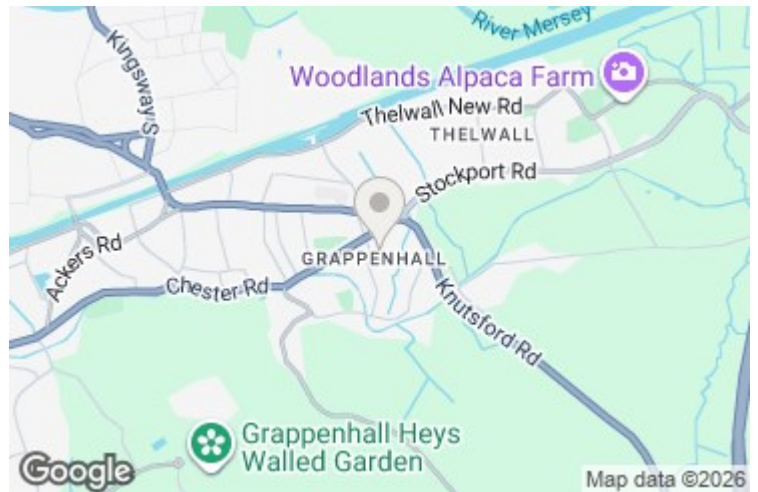
WA4 2SW

## Viewing

Strictly by prior appointment with Cowdel Clarke on 01925 600200.

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



Total area: approx. 119.6 sq. metres (1287.0 sq. feet)