



# Portola Close, Grappenhall Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Detached Family Home
- Charming Rear Garden
- Garage
- Three Double Bedrooms
- Two Car Driveway
- Modern Kitchen
- Open Plan Living
- Close to Schools
- Close To Amenities
- Desirable Neighbourhood

## INTERIOR

Situated in the picturesque and highly sought-after village of Grappenhall, this beautifully presented three-bedroom family home combines charm, comfort, and contemporary living. The welcoming entrance hall leads into a spacious open-plan lounge and dining area, perfect for both entertaining and relaxed family life. A sleek modern kitchen, complete with high-quality fittings and a handy breakfast bar, offers style and practicality in equal measure. The ground floor concludes with a handy WC. Upstairs, three well-proportioned bedrooms provide comfortable retreats, while two dedicated office spaces cater perfectly to home working or study needs. Upstairs also features the main family bathroom, a sleek and stylish four piece suite with a separate bathtub and shower cubicle. Enjoying an enviable location close to local amenities, reputable schools, and excellent transport links, this property delivers the perfect balance of space, convenience, and village charm — making it an ideal choice for families seeking a stylish and versatile home in one of Warrington's most desirable areas.

## GARDEN

Outside, a private garden offers the ideal setting for outdoor dining, play, or simply unwinding in the sun. To the rear of the property you will find lush greenery and mature shrubbery, adding peace and privacy to this outdoor space. The delightful, secluded garden offers a perfect haven for both relaxation and play, while the garage provides invaluable convenience and additional storage space.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (Via BT)



## LOCATION

This leafy suburb is located alongside the Bridgewater canal and just a stone's throw from the vibrant village of Stockton Heath. The area is surrounded by beautiful Cheshire countryside and scenic canals, meaning residents are spoilt for choice when it comes to walking routes. Despite its semi-rural setting, Grappenhall benefits from a great range of shops, restaurants and coffee houses. Equally convenient is its proximity to two local train stations, with the motorway only an 8 minute drive away. The area also boasts a great selection of schools which are consistently reviewed as outstanding, making it an ideal area for families.

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** F

**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

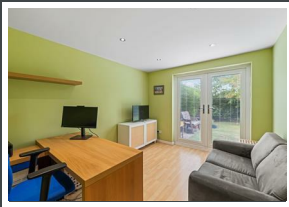
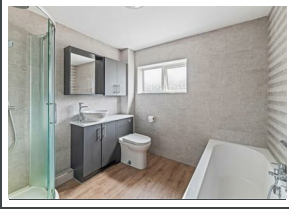
### **Contents, Fixtures and Fittings**

Not included in the asking price.

Items may be available under separate negotiation.



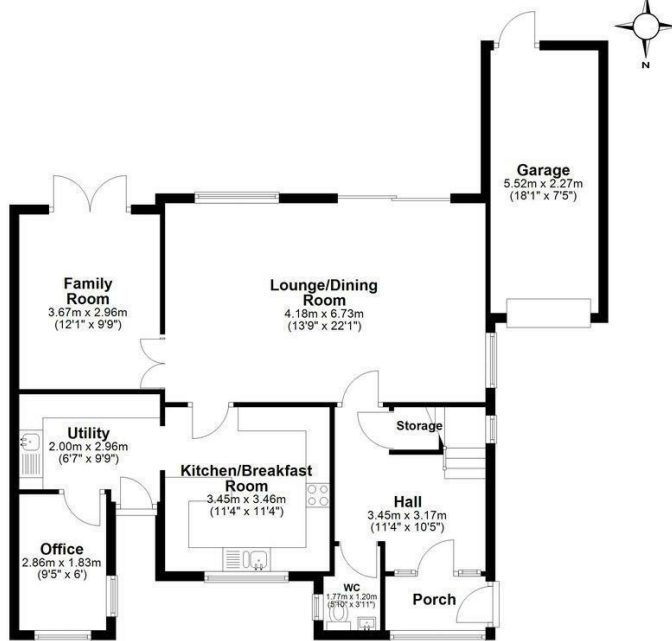




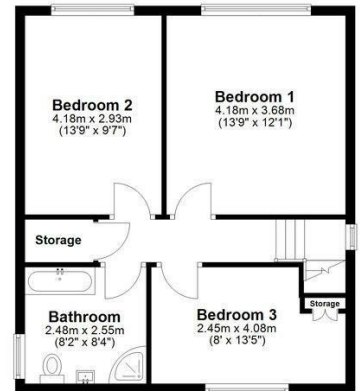
## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

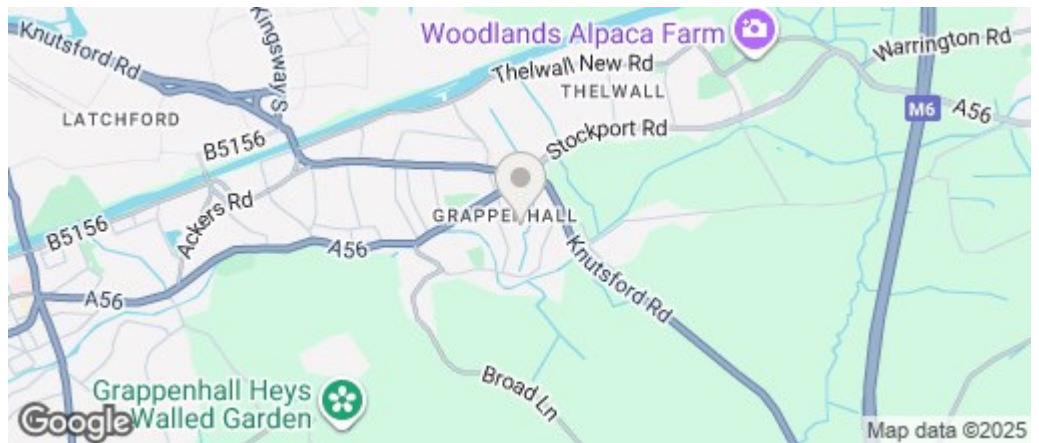
**Ground Floor**  
Approx. 92.4 sq. metres (994.6 sq. feet)



**First Floor**  
Approx. 52.0 sq. metres (559.9 sq. feet)



Total area: approx. 144.4 sq. metres (1554.6 sq. feet)



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	

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.  
Please call 01925 267070 to arrange a viewing.

## OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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