



Ian Anthony
The Estate Agents

Victoria Road, Grappenhall WA4 2EQ

Guide Price £859,000

🛏 5 🚿 2 🚗 4

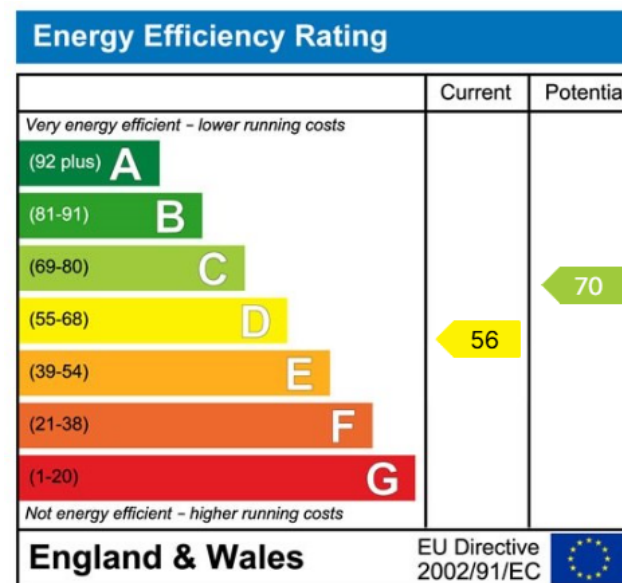


- Five Bedroom Detached Home
- Potential Ground-Floor Annexe
- Double Garage Included
- No Onward Chain
- Versatile Family Living
- Multiple Reception Rooms
- Large Workshop/Store
- Premier Grappenhall Location



Set on one of Grappenhall's most desirable roads, this spacious detached family home offers exceptional flexibility and potential. With multiple reception rooms, a high-quality kitchen and the option to create a ground-floor annexe, the layout suits growing families and multigenerational living. A snug with open fireplace, bay-fronted lounge and conservatory add character and space to unwind.

Upstairs are four well-proportioned bedrooms and a modern family bathroom, while outside features include established gardens, a double garage and a large workshop/store. Offered with no onward chain and positioned close to Stockton Heath's vibrant amenities, excellent schools and superb transport links, this home blends lifestyle, convenience and opportunity.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 Burscough Street, Ormskirk, Lancashire, L39 2EG

Tel: 01695 580888 Email: enquiries@iananthonyestates.co.uk <https://www.iananthonyestates.co.uk>