



**Wright Marshall**  
Estate Agents

**18 PORTOLA CLOSE, GRAPPENHALL,  
WARRINGTON WA4 2SW**

**£560,000**



**A well appointed detached bungalow set in good size private gardens set in a corner plot at the head of a cul-de-sac, its location belying its convenience and accessibility to the village and road network.**

**Comprising : Covered Porch, Reception Hall, Sitting room, Breakfast Kitchen, Utility, Cloakroom, study/Bedroom 3, two further bedrooms, bathroom.  
Detached double garage, gardens and summer house**

The sale of Number 18 Portola Close provides an outstanding opportunity to acquire a well designed 2/3 bedroom bungalow in a quiet yet extremely convenient location. Portola Close is made up of a variety of houses and bungalows. Number 18 is located at the head of the cul-de-sac enjoying extensive gardens which benefit from the sun throughout the day.

The accommodation is as shown on the floor plan offering good size reception accommodation and either 2 bedrooms and study or 3 bedroom accommodation all of which has the benefit of gas central heating.

There is ample on site car parking as well as a large double garage and the site plan shows the extent of the gardens which gives the opportunity for the purchaser to alter and extend (subject to planning) without the loss of the garden amenity.

## LOCATION

Portola Close is within easy proximity of Grappenhall village centre and all amenities, there are excellent schools and shops catering for your everyday requirements and there are a number of highly regarded restaurants and inns. the access to the M6 and M56 is nearby and Warrington, Manchester, Chester and Liverpool are within easy access.

## COVERED PORCH

## HALL

12'2" x 9'5" (3.71m x 2.87m)

With glazed entrance door and side screen. Double panel radiator. Built in cupboard housing Worcester gas fired central heating boiler. Access to large roof space.

## SITTING ROOM

17'0" x 13'11" (5.18m x 4.24m)

With fireplace. Radiators. Glazed windows and door to rear garden.



## BREAKFAST KITCHEN

14'0" x 10'8" (4.27m x 3.25m)

Fitted with a range of base units, cupboards and drawers. Matching eye level wall cupboards. Stainless steel single drainer one and half sink unit. Built in fridge freezer. Creda double oven. Four ring gas hob and extractor hood over.



## UTILITY/REAR PORCH

6'4" x 5'4" (1.93m x 1.63m)

Base units and eye level wall cupboards. Plumbing for washing machine. Door to outside.

## CLOAKROOM

Low level WC. Vanity unit. Single panel radiator. Part tiled walls.

## STUDY/BEDROOM 3

11'6" x 10'8" (3.51m x 3.25m)

Windows to front. Double panel radiator.



## BEDROOM 1

15'6" x 10'10" (4.72m x 3.30m)

Fitted furniture comprising wall length three sectional wardrobes to either side of dressing table area. Double panel radiator.



### **BEDROOM 2**

12'2" x 10'11" (3.71m x 3.33m)  
Double panel radiator.



### **BATHROOM**

8'7" x 6'11" (2.62m x 2.11m)  
White suite comprising panelled bath. Low level WC. Vanity unit. Separate shower cubicle. Tiled walls and heated towel rail.



### **EXTERIOR**

Number 18 is situated in a corner position approached over a tarmac driveway with path to the front door. Drive leading to detached double garage. The front garden includes lawns and borders while the extensive rear garden includes flagged patio, greenhouse, timber and felt garden shed, lawns, pond and summer house. The whole as shown on the attached plan.



### **DETACHED DOUBLE GARAGE**

17'7" x 16'5" (5.36m x 5.00m)  
With electric up and over doors. Power and light connected.  
Personal door to side.



### **SERVICES**

We understand that mains water, electricity, gas and drainage are connected or are available.



### **COUNCIL TAX BAND**

Warrington Borough Council - Band E.

### **VIEWING**

By appointment with the Agents' Tarporley office on 01829 731300.

### **TENURE**

We understand the tenure to be freehold.

### **ANTI MONEY LAUNDERING (AML)**

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.

### **AGENTS NOTE**

Sale subject to satisfactory grant of probate.



Grappenhall Ex Servicemens Club

Path (un)

PORTOLA Close

Path (un)

Outfall

FB

Play Area

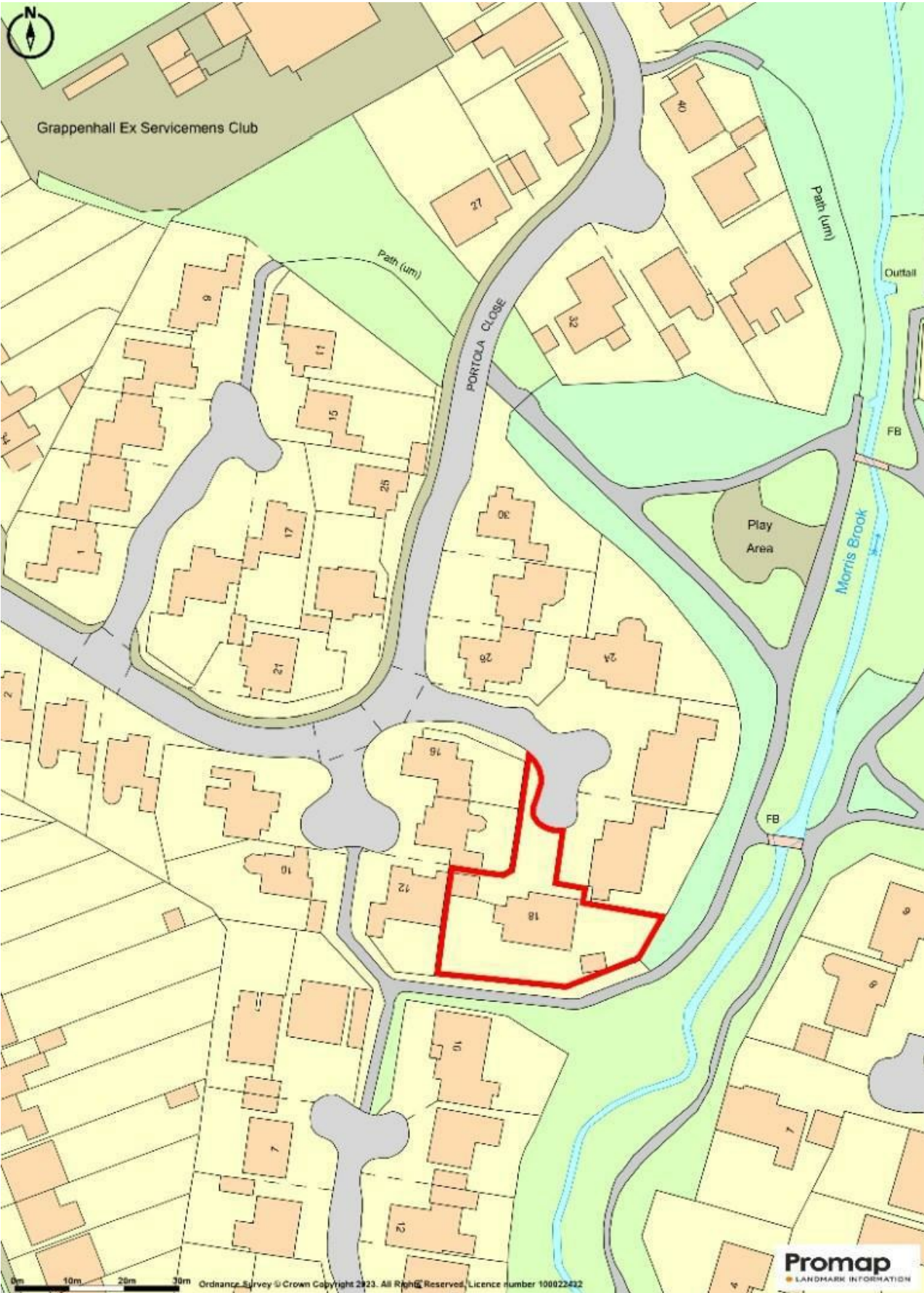
Morris Brook

FB

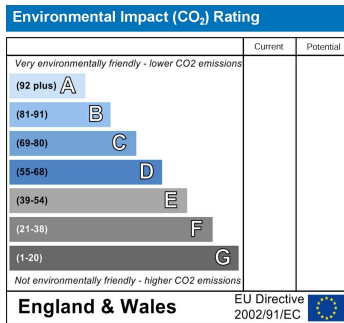
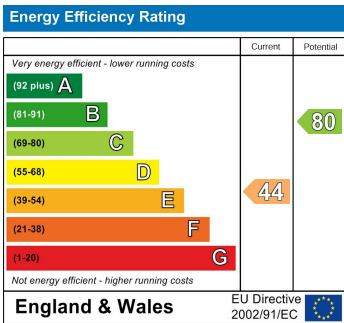


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**Promap**  
LANDMARK INFORMATION



**Ground Floor**  
Approx. 106.5 sq. metres (1146.4 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements