



30 Graingers Road

Northwich

- A Traditional Semi-Detached Family Home, Set On An Extremely Large Plot With Extensive Parking & Two Double Garages
- Ground Floor: Lounge, Dining Room, Kitchen, Cloakroom & Rear Reception Room/Bedroom
- First Floor: Landing, Three Good Size Bedrooms & Bathroom
- Outside: Very Large Plot with Mature & Private Rear Garden. Driveway From Front To Side & Rear With Parking For Multiple Cars & Two Double Garages/Workshops

Offered for sale for the very first time in over fifty years, this traditional three-bedroom semi-detached family home presents a truly rare opportunity to acquire a much-loved residence set on an exceptionally large plot in a sought-after cul-de-sac.

Stepping inside, you are greeted by a welcoming lounge, perfect for relaxing with family or entertaining guests. The separate dining room offers a wonderful setting for formal meals and celebrations, while the rear reception room provides flexible space that could serve as a further living area, home office, or even a fourth bedroom, depending on your needs. The well-appointed kitchen is complemented by a practical cloakroom, ensuring every-day convenience.

Upstairs, the landing leads to three generously proportioned bedrooms, each offering ample space and natural light, alongside a family bathroom. Throughout the home, you will find charming period features and a sense of warmth that only comes from decades of careful ownership.

The property's layout offers ample scope for reconfiguration or extension (subject to the necessary consents), allowing you to create your dream family home tailored to your lifestyle.

A particular highlight of the property is the exceptional range of garaging, workshops and parking facilities on offer. A driveway extends from the front of the property to the side and rear, providing



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Council Tax band: C

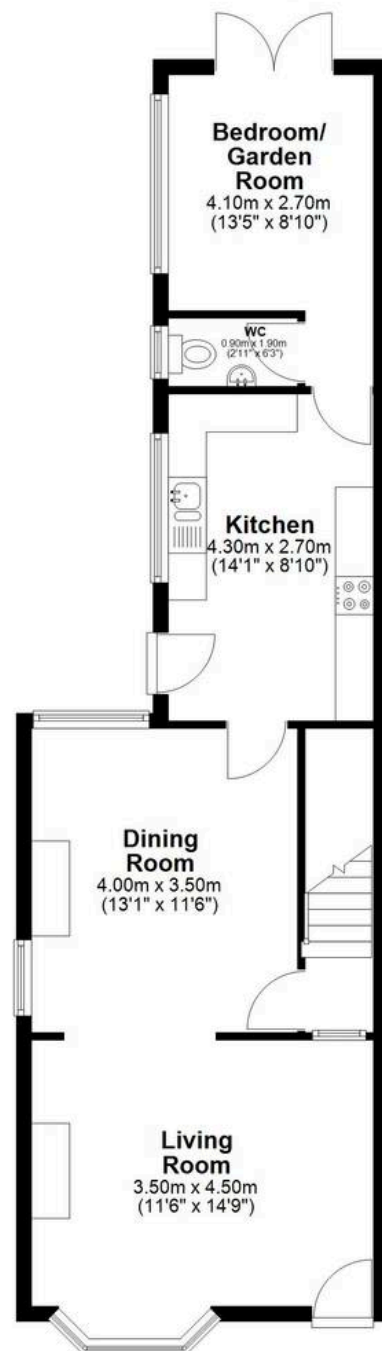
Tenure: Freehold

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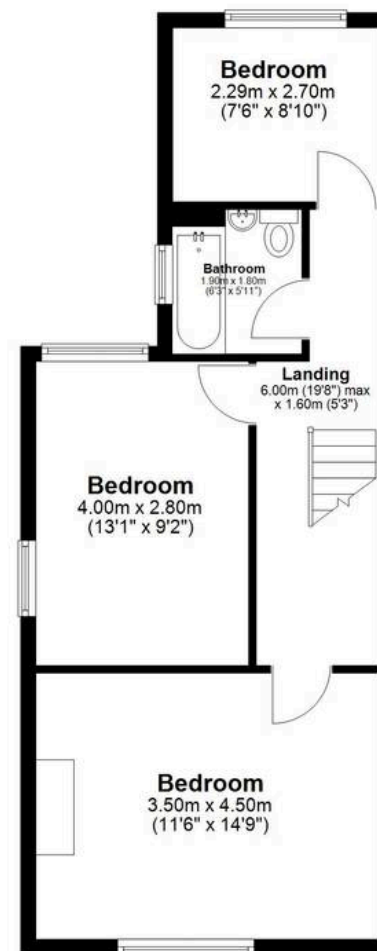
Ground Floor

Approx. 57.9 sq. metres (622.8 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.8 sq. feet)



Total area: approx. 104.1 sq. metres (1120.5 sq. feet)



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