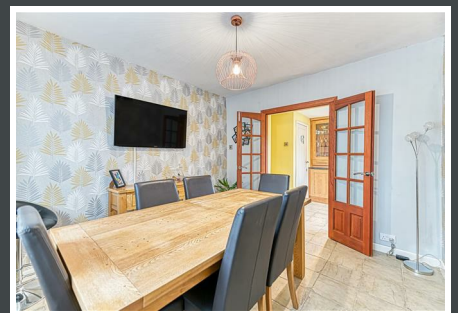
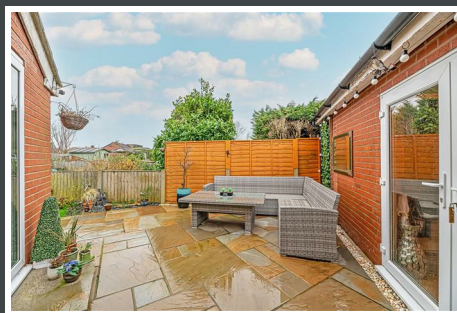




Village Close, Thelwall Warrington, Cheshire



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HIGHLIGHTS

- Family Home
- Extended
- Generous Lounge
- Thelwall Village
- Detached Garage
- Four Bedrooms
- Three Reception Rooms
- Quiet Location
- Substantial Driveway
- Fantastic Location

DESCRIPTION

A four bedroom family home, nestled in a tranquil cul-de-sac and located in the heart of Thelwall Village. Surrounded by local history, beautiful walks, near to local schools and being close to great motorway links, this is an ideal purchase for a growing family. This property showcases a double storey extension, providing ample living space and generous bedrooms, along with driveway parking and a lovely garden.

Upon entering, you are welcomed into an inviting hallway leading to the generous lounge. This spacious living area is the heart of the home, bathed in natural light flowing through the large windows, creating an inviting atmosphere for gatherings and relaxation. Following the natural flow of this home, the conservatory is perfectly positioned to the rear, overlooking the garden. There is a separate dining room adjacent to the kitchen, ideal for family mealtimes and special occasions. Completing the downstairs is the fully serviced utility room and convenient WC.

Upstairs is home to three generously sized bedrooms, each thoughtfully designed to provide comfort and privacy. There is an additional fourth bedroom ideal as a home office, nursery or dressing room and a modernised family bathroom. The large loft is fully boarded and offers a generous amount of additional storage space.

GARDEN

This property celebrates a lovely garden which has been thoughtfully designed to create a haven for relaxation. With a patio area perfect for family barbeques and al fresco dining along with an inviting lawn. The detached garage has been converted into a garden room/multi-functional room and to the front, there is a generous driveway offering off-road parking for multiple vehicles.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 6.88m x 3.69m Lounge
- 2.92m x 2.71m Kitchen
- 3.32m x 3.07m Dining Room
- 2.67m x 2.41m Conservatory
- 2.38m x 3.00m Utility Room
- 0.39m x 0.87m WC
- 5.90m x 3.40m Garage/Garden Room

FIRST FLOOR

- Landing
- 3.40m x 3.29m Bedroom One
- 3.38m x 3.30m Bedroom Two
- 3.33m x 3.00m Bedroom Three
- 1.94m x 2.32m Bedroom Four
- 1.66m x 2.40m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 67Mb (Via TalkTalk)

LOCATION - THELWALL

Thelwall is a picturesque suburb, nestled south of the Manchester Ship Canal, neighbouring Lymm and Grappenhall. The area is surrounded by attractive parkland, canals and streams which provide scenic walking, cycling and running routes. There is also a selection of cosy pubs in the village, perfect for post-walk lunches. The area is popular with families, as it boasts a selection of excellent schools and benefits from a great range of day nurseries. The neighbouring village of Grappenhall is home to a number of shops, restaurants and traditional pubs, and Warrington Town Centre is within easy reach by car or public transport. The M6 is just a few minutes' drive from Thelwall, making it a popular location for those who commute to nearby towns and cities.

DISTANCES

- Elizabeth Park 2 minute walk
- Local Amenities 5 minute walk
- Stockton Heath Village 2 miles
- Lymm Village 2 miles
- Walton Gardens 4 miles
- Manchester Airport 13 miles via M56
- Manchester City Centre 24 miles via M56
- Liverpool City Centre 27 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: E

Tenure: Freehold

Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.



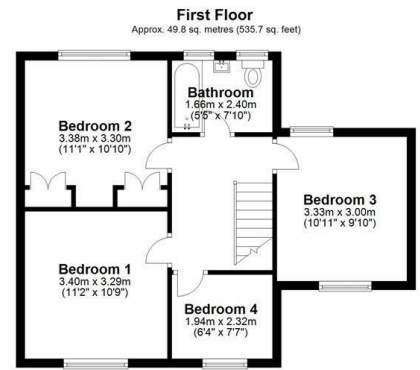
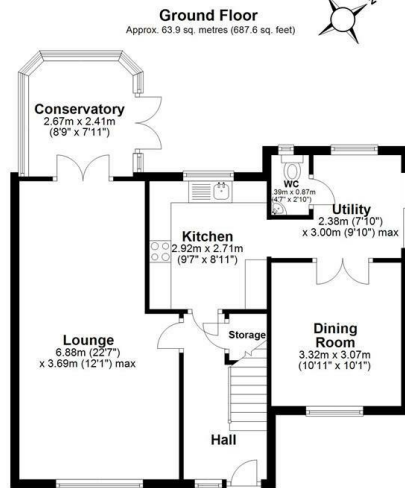


IMPORTANT NOTICE

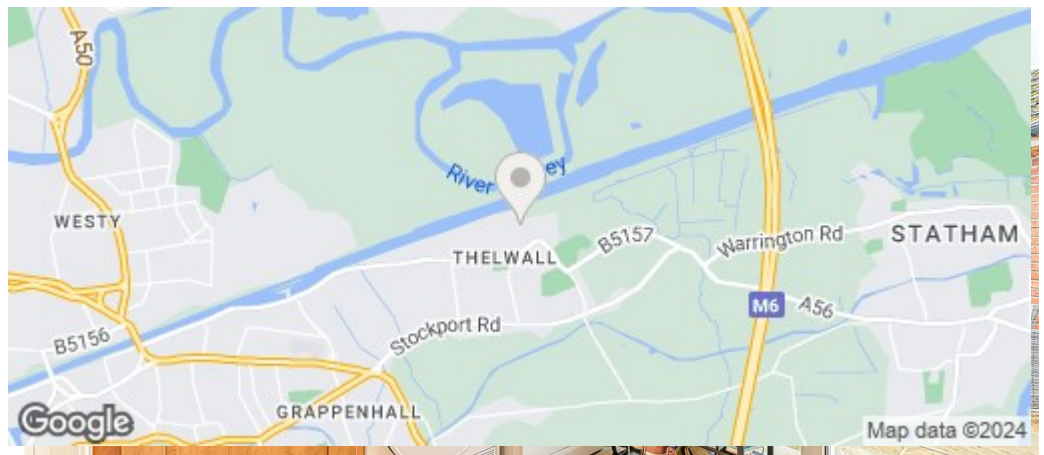
Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration 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.



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Main area: Approx. 113.7 sq. metres (1223.4 sq. feet)
Plus garages, approx. 20.1 sq. metres (215.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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