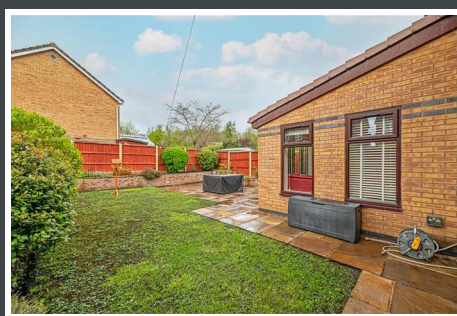




# Newlyn Gardens, Penketh Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Detached Property
- Family Home
- Modern Kitchen/Diner
- Private Garden
- Converted Garage
- Four Bedrooms
- Open Plan Space
- Freehold
- Driveway Parking
- Close to Schools

## DESCRIPTION

A spacious detached home, located in the popular area of Penketh, perfectly positioned near to local schools and amenities. Comprising of four bedrooms, an inviting lounge, a beautiful open plan kitchen/diner along with the added benefit of driveway parking and a private garden. This residence is an ideal family home and viewings are highly recommended.

Entry into the property is via the welcoming hallway, providing you access to all areas of the ground floor. The lounge is set to the front and offers lots of natural light, creating a fabulous space for family evenings in. The beautiful kitchen/diner and family room is the heart of this home and is perfect for busy family life and a fantastic entertaining space. The kitchen boasts sleek worktops and integrated appliances, and the family room benefits from patio doors leading out into the garden. Completing the downstairs is a convenient utility room and WC.

Upstairs provides a large bedroom one with built-in wardrobes and an En-suite. There are a further three bedrooms with a beautifully modern family bathroom, providing comfort and convenience for all family members and guests.



## GARDEN

To the rear of the property is a private, well-maintained garden, which can be accessed through the patio doors or from the kitchen. Having the perfect mix of lawn and patio., this garden is a great space for entertaining guests in the warm summer months. The property also benefits from a converted garage for additional storage and driveway parking, suitable for multiple cars.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 4.92m x 2.61m Lounge
- 2.97m x 7.26m Kitchen/Diner
- 3.12m x 3.10m Family Room
- 1.64m x 2.36m Utility Room
- 3.01m x 2.39m Garage
- 1.42m x 0.91m WC

### FIRST FLOOR

- Landing
- 4.28m x 4.70m Bedroom One
- 1.63m x 2.43m En-suite
- 3.45m x 2.70m Bedroom Two
- 2.25m x 2.27m Bedroom Three
- 3.16m x 2.10m Bedroom Four
- 2.02m x 2.55m Bathroom

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (Via BT)

## LOCATION

Penketh is an attractive suburb bordered by farmland and within easy driving distance to Warrington Town Centre. Close to a range of excellent schools, it is a sought-after area for families. The suburb is home to a selection of cosy pubs, including the Ferry Tavern which sits on the Trans Pennine Trail, making it a popular spot for dog walkers and cyclists. Penketh benefits from a great range of shops, parks and public transport connections along with two highly popular local farm shops, Hollys Farm and Snoutwood Trotters. There is also a leisure centre, library and golf club, meaning residents have a great range of facilities right on the doorstep.

## DISTANCES

- Penketh Primary School 13 minute walk
- Penketh Brook 0.5 mile walk
- Warrington Town Centre 3.3 miles
- Liverpool City Centre 14.5 miles via M62
- Manchester Airport 25 miles via M56
- Manchester City Centre 23.4 miles via M62

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** D

**Tenure:** Freehold

### Contents, Fixtures and Fittings

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



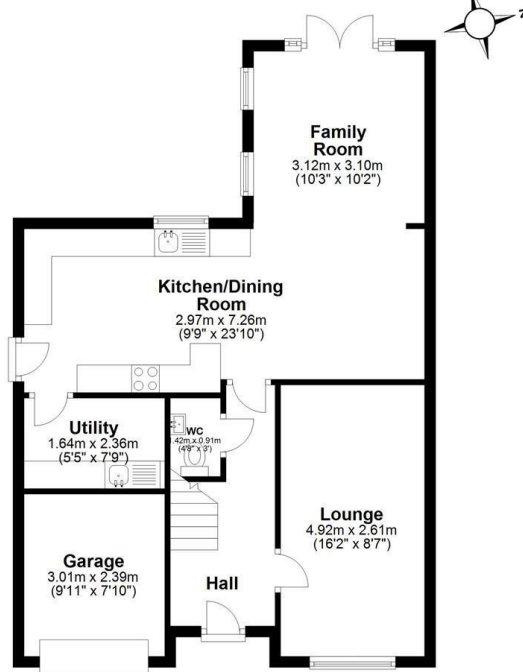


## IMPORTANT NOTICE

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.

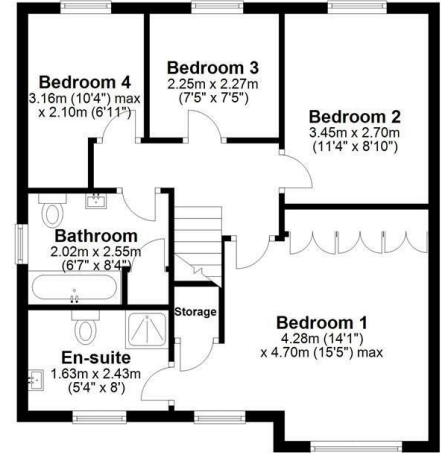
### Ground Floor

Approx. 64.5 sq. metres (694.0 sq. feet)

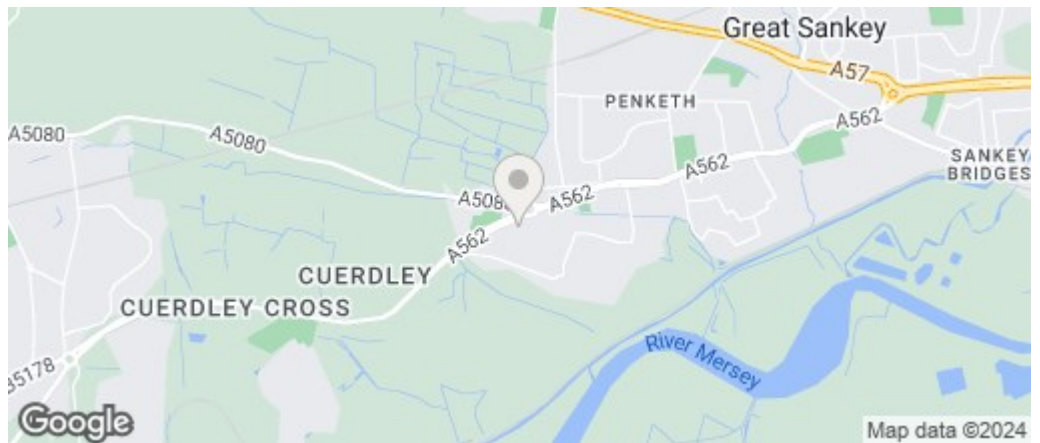


### First Floor

Approx. 53.1 sq. metres (572.1 sq. feet)



Total area: approx. 117.6 sq. metres (1266.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</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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