



Dunmow Road, Thelwall Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Plenty of Potential
- Two Bedrooms
- Close to Schools
- Possible Extension SSTP
- Wrap Around Garden
- No Onward Chain
- Fantastic Plot
- Local Amenities Nearby
- Renovation Project
- Investment Opportunity

DESCRIPTION

With no chain, this property sits on a fantastic plot providing an excellent investment opportunity for full renovation and extension (SSTP). Celebrating two bedrooms, two reception rooms and ample storage throughout. Being within close proximity to the local schools and amenities, this property has the potential to become a dream home.

Access into the home is via the hallway allowing access to the spacious lounge and kitchen/dining room, with understair storage available and also provides access to the garden through the kitchen.

To the first floor you are presented with two sizeable bedrooms along with a shower room and bathroom.

There is huge potential in this home and viewings come highly recommended.

GARDEN

Boasting a fantastic wrap around garden providing ample opportunity for an extension subject to the necessary planning consent. There is also a driveway for parking and on road parking is available for visitors.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.26m x 3.50m Lounge
- 2.97m x 5.47m Kitchen/Dining Room

FIRST FLOOR

- Landing
- 3.65m x 3.18m Bedroom One
- 3.04m x 3.18m Bedroom Two
- 2.17m x 2.19m Shower Room
- 2.07m x 2.19m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via Virgin)

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

- Thelwall Junior School 0.5 mile walk
 - Stockton Heath 2 mile walk
 - Warrington Town Centre 3 miles
 - Manchester Airport 14 miles via M56
 - Liverpool City Centre 22 miles via M62
 - Manchester City Centre 24 miles via M56
 - Chester City Centre 26 miles via M56
- (Distances quoted are approximate)



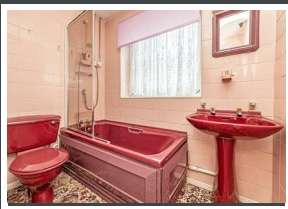
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Band: C
Tenure: Freehold
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

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



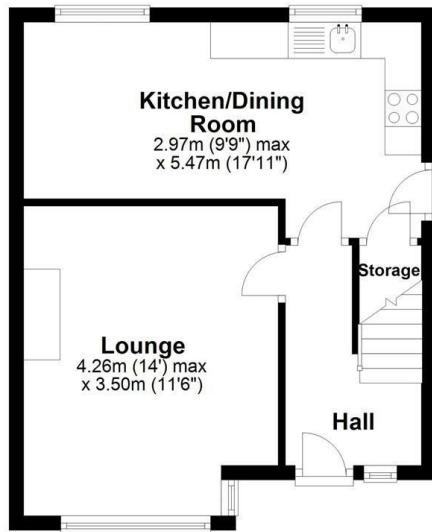


IMPORTANT NOTICE

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.

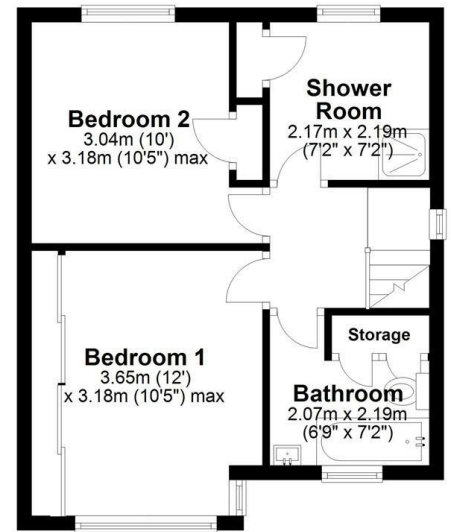
Ground Floor

Approx. 35.2 sq. metres (379.3 sq. feet)



First Floor

Approx. 35.2 sq. metres (379.3 sq. feet)



Total area: approx. 70.5 sq. metres (758.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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