



Ditchfield Road, Penketh Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Semi Detached
- No Onward Chain
- Fantastic Opportunity
- Freehold
- Excellent Schools
- Three Bedrooms
- Abundance of Potential
- Three Reception Rooms
- Driveway Parking
- Close to Local Amenities

DESCRIPTION

This delightful home offers a fantastic opportunity for first time buyers or investors seeking a promising project. Boasting three bedrooms, two reception rooms and a conservatory, this property provides ample space throughout, and benefits from character and potential. This home is offered for sale with no onward chain and viewings are highly recommended.

Access into the home is the hallway, leading through the spacious lounge and to the downstairs WC. The lounge features a large window, allowing lots of natural light to flow through. Following the natural flow of the house you are lead through to the dining room, kitchen, and the conservatory, which provide access out to the garden. Home to the first floor is three spacious bedrooms, a bathroom, and a WC. Both bedrooms one and two benefit from built in wardrobes. This property is a blank canvas waiting for the right owner to unlock its full potential.

GARDEN

This property is situated in a location that is not overlooked, privacy is guaranteed, allowing you to enjoy peaceful moments in your own space. The private rear garden is paved with a garage to the rear and also a car port to the side. To the front of the property is driveway parking for multiple cars.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.07m x 3.53m Lounge
- 3.01m x 2.71m Dining Room
- 3.01m x 2.98m Kitchen
- 2.75m x 2.71m Conservatory
- 1.18m x 0.75m WC
- 6.16m x 3.67m Garage

FIRST FLOOR

- Landing
- 4.06m x 3.46m Bedroom One
- 4.06m x 3.15m Bedroom Two
- 2.26m x 2.12m Bedroom Three
- 2.09m x 2.30m Bathroom
- 0.85m x 1.39m WC

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. The pub is also home to the annual Glastonferry music festival which is always a sell out event in the community. Penketh benefits from a great range of shops, parks and public transport connections. There is also a leisure centre, library and golf club, meaning residents have a great range of facilities right on the doorstep.



DISTANCES

- St Vincent Catholic Primary School 2 minute walk
- Penketh South Primary School 2 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: C

Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

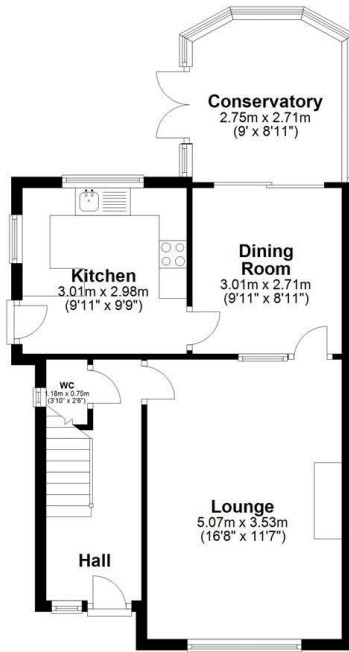
Not included in the asking price. These items may be available under separate negotiation.





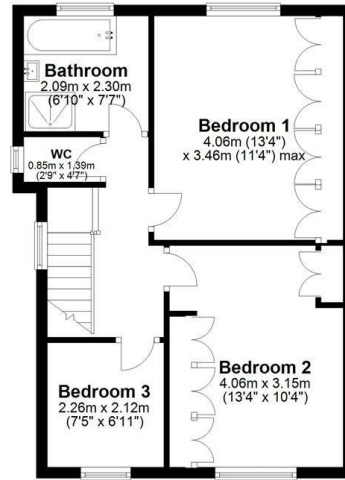
Ground Floor

Approx. 51.8 sq. metres (557.9 sq. feet)



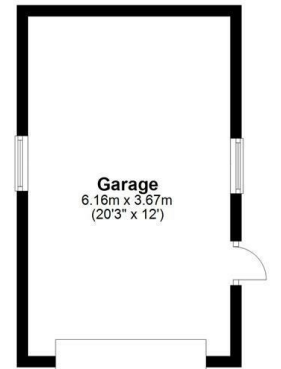
First Floor

Approx. 45.5 sq. metres (490.2 sq. feet)

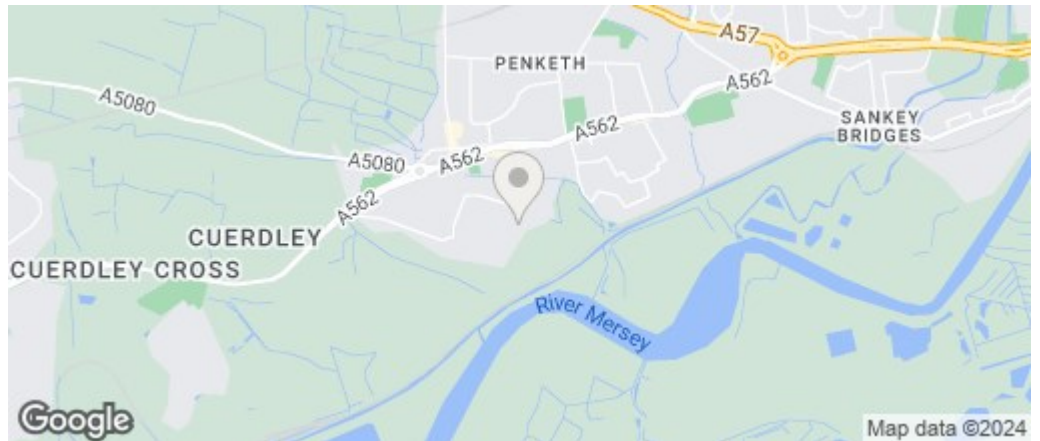


Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garage, approx. 22.6 sq. metres (243.3 sq. feet)



Main area: Approx. 97.4 sq. metres (1048.1 sq. feet)
Plus garages, approx. 22.6 sq. metres (243.3 sq. feet)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		57	
(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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