



Jubilee Avenue, Penketh Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Abundance of Potential
- Attention Investors
- Fantastic Opportunity
- Great Sized Garden
- Three Bedrooms
- Ample Living Space
- Two Reception Rooms
- Driveway
- Close to Local Amenities

DESCRIPTION

Offered for sale with no onward chain, we present this semi-detached property, which offers a fantastic opportunity for those seeking a new home or an exciting project. Boasting three spacious bedrooms, two reception rooms, and a generous amount of living space. This property is perfect for first time buyers or savvy investors.

Entry into this home is via the hallway, and you are presented with ample living space to the downstairs, providing a blank canvas for your creativity to flourish. There are two spacious reception rooms, a kitchen and a utility leading to the garage. Here you will find endless possibilities for renovation and modernisation, allowing you to tailor the space to your tastes and needs.

Home to the first floor are three generous bedrooms, and a shower room.

GARDEN

This property enjoys a fantastic sized west facing private rear garden. Stepping out onto the raised patio area, from the dining room, this garden is mainly laid to lawn, with mature plants and shrubbery. To the front of the property of the property driveway parking is available for multiple cars.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.26m x 3.52m Lounge
- 4.20m x 3.02m Dining Room
- 5.38m x 2.28m Kitchen
- 1.59m x 2.43m Utility Room
- 5.58m x 2.43m Garage

FIRST FLOOR

- Landing
- 3.81m x 3.21m Bedroom One
- 3.09m x 3.21m Bedroom Two
- 2.15m x 2.64m Bedroom Three
- 2.06m x 2.09m 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. 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

- The Ferry Tavern 1 mile walk
- Sankey Valley Park 3 mile walk
- Warrington Town Centre 3 miles
- Liverpool City Centre 14 miles via M62
- Manchester City Centre 23 miles via M56
- Manchester Airport 24 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

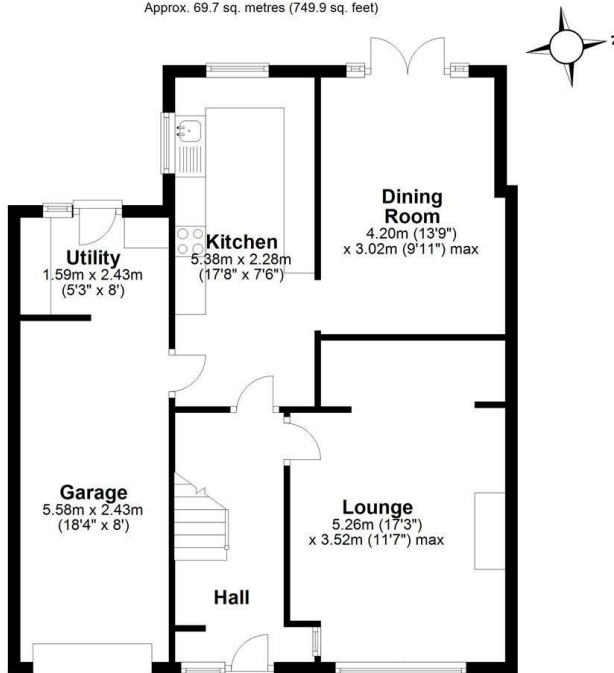
Not included in the asking price. These items may be available under separate negotiation.





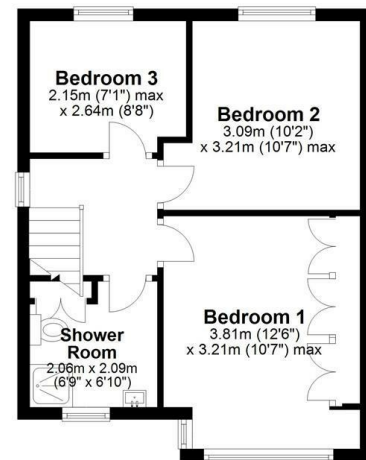
Ground Floor

Approx. 69.7 sq. metres (749.9 sq. feet)

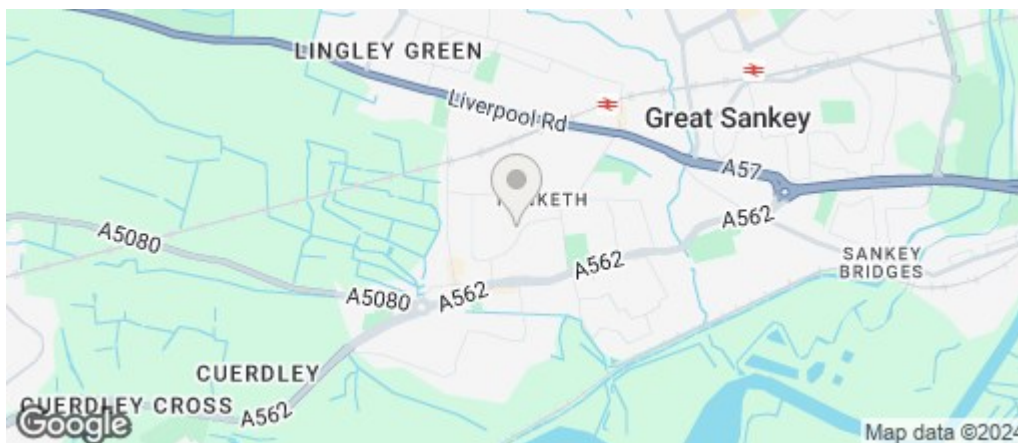


First Floor

Approx. 36.1 sq. metres (388.9 sq. feet)



Total area: approx. 105.8 sq. metres (1138.8 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			
(81-91) B			
(69-80) C			
(55-68) D			
(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



Mark Antony
SALES & LETTING AGENTS

Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070