



Alderley Road, Thelwall Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Bunaglow
- Two Bedrooms
- Good Sized Garden
- Large Driveway
- Close to Great Schools
- Modernisation Project
- Fantastic Opportunity
- Garage
- Potential To Improve
- Popular Location

DESCRIPTION

Offered for sale with no onward chain, we present a semi-detached bungalow that offers a fantastic opportunity for those seeking a project to modernise and make their own. With two bedrooms and one reception room, this property is perfect for a small family or those looking to downsize. Situated in the a popular location of Thelwall, this home is not to be missed.

Entry in to the home is via the hallway which provides access to all areas of the home. To the front, is the large lounge and there is also an open plan kitchen diner to the rear as well as a conservatory. The home celebrates two bedrooms as well as a wet room. There is ample storage throughout the property as well as a garage. There is also great potential to extend the property, making further space to suit your necessary needs.

GARDEN

This bungalow enjoys both a large front and rear garden which can be great for entertaining in the summer months. The rear garden is south facing, allowing the property to absorb the natural sunlight. This property also benefits from a good sized driveway suitable for multiple cars and a garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.98m x 3.63m Lounge
- 3.18m x 3.89m Dining Kitchen
- 1.91m x 3.60m Conservatory
- 4.16m x 2.58m Bedroom One
- 3.49m x 3.14m Bedroom Two
- 1.95m x 1.69m Bathroom
- 5.90m x 2.78m Garage

SERVICES

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



LOCATION

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

- Little Manor 10 minute walk
- Stockton Heath 3 miles
- Walton Gardens 4 mile walk
- Warrington Town Centre 4 miles
- Manchester Airport 14 miles via M56
- Manchester City Centre 22 miles via M56
- Liverpool City Centre 28 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.





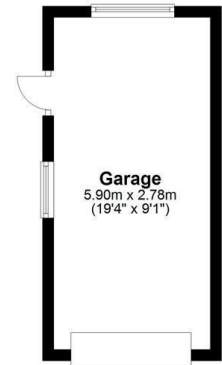
Ground Floor

Approx. 66.4 sq. metres (715.2 sq. feet)



Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages: approx. 16.4 sq. metres (176.5 sq. feet)



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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		68	
(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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