



# Beech Avenue, Thelwall Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Extended Family Home
- Three Bedrooms
- Driveway Parking
- Near To Schools
- Freehold Title
- Modernised Throughout
- Inviting Garden
- No Onward Chain
- Family Neighbourhood
- Planning Permission Granted\*

## DESCRIPTION

A beautifully upgraded traditional three-bedroom semi-detached home, situated in a highly sought-after location of Thelwall and offered for sale with no onward chain. Offering contemporary finishes, a peaceful setting and being situated within easy reach of local amenities, schools, and transport links whilst blending classic architectural charm with modern living conveniences, making this an ideal family home!

This property showcases a beautifully warm and inviting lounge featuring a traditional bay window, the perfect setting for cosy evenings or relaxing with the family. The extended and open kitchen/family room is the heart of the home offering a fantastic family space with a modern kitchen celebrating integrated appliances, ample storage, and stylish countertops. Ideal for family meals and entertaining guests. Completing the downstairs is the convenient WC.

The upstairs showcases two generously-sized double bedrooms and a well-proportioned single bedroom, perfect for a growing family or a home office setup. There is a good-sized family bathroom offering a comfort for all family members.

\*This property also benefits from planning permission being granted for a double storey rear extension and an additional single storey extension, valid for 2 years.



## GARDEN

Perfect for outdoor relaxation and entertainment, the spacious landscaped garden features a patio area, a well-maintained lawn and an inviting decking/seating area with pergola. This is a wonderful outdoor space ideal for summer BBQ's and for relaxing on a weekend with the family. To the front there is private driveway parking suitable for multiple vehicles.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 3.51m x 3.32m Lounge
- 5.39m x 5.05m Kitchen/Dining/Family Room
- 1.16m x 0.73m WC

### FIRST FLOOR

- Landing
- 3.51m x 3.32m Bedroom One
- 3.00m x 2.78m Bedroom Two
- 2.09m x 2.17m Bedroom Three
- 1.89m x 1.65m 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. 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 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 3 minute walk
- Thelwall Village 5 minute walk
- Stockton Heath 2 mile walk
- Warrington Town Centre 3 miles
- Manchester Airport 13 miles via M56
- Manchester City Centre 22 miles via M56

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington

**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.



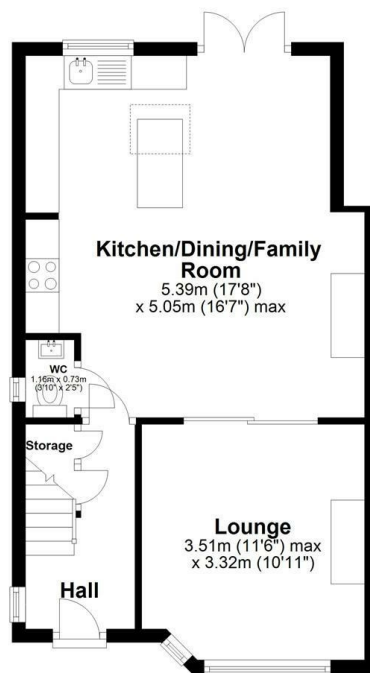


## IMPORTANT NOTICE

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.

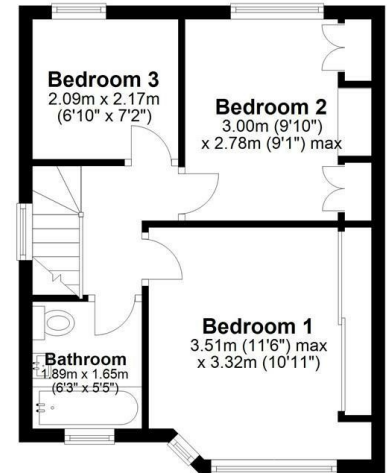
### Ground Floor

Approx. 43.1 sq. metres (464.2 sq. feet)

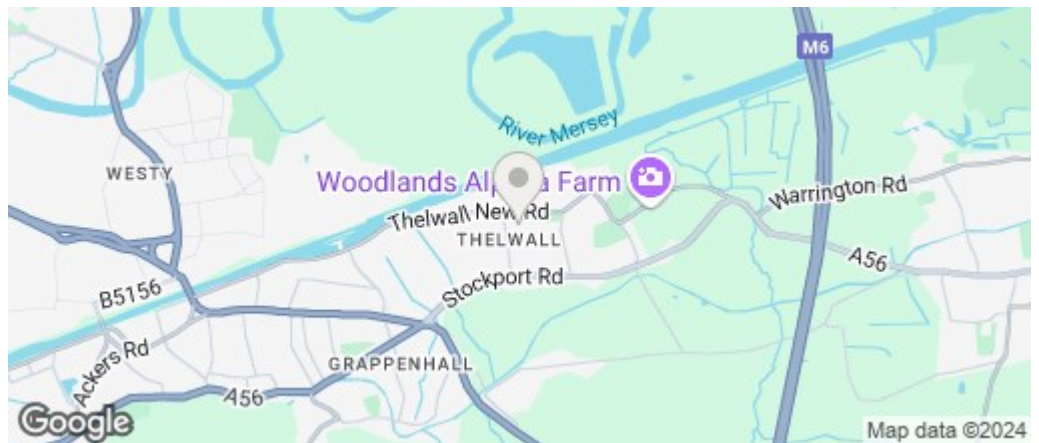


### First Floor

Approx. 32.1 sq. metres (345.5 sq. feet)



Total area: approx. 75.2 sq. metres (809.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		63	
(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



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