



Grange Drive, Penketh Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Semi Detached Home
- Two Reception Rooms
- Perfect For Families
- Close To Schools
- Integrated Appliances
- Driveway Parking
- Manageable Garden
- Close To Amenities
- Modern Decor
- Freehold Title

DESCRIPTION

Offered for sale with a freehold title, we proudly present this charming three bedroom semi-detached home that offers the perfect blend of modern comforts and ample storage space. Located in the heart of Penketh, this property provides easy commutes to nearby amenities making this property the perfect place for first time buyers to reside.

Entry to the property is granted via the hallway that allows access to all areas of this home. To the left of the hallway you will find the lounge. Upon entering this space, you will be greeted by a bright and airy ambience that floods into this room via the bay window. The lounge is the perfect setting for family relaxation, featuring neutral décor and a modern gas fire. The property features a modern kitchen that boasts integrated appliances and ample storage that allows for additional appliances to be stored away conveniently allowing for floor space utilisation. The ground floor concludes with a separate dining area perfect for sit down meals. As you ascend the staircase you will be presented with three bedrooms and a modern family bathroom. Two of the bedrooms act as double rooms that can accommodate a double bed and additional furniture. The third bedroom is a versatile space that could be utilised as a home study or children's nursery.

THE GARDENS

To the rear of this property you will find a private outdoor garden featuring a small lawn and separate paved area perfect for enjoying a morning coffee.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 3.72m x 4.10m Lounge
- 2.45m x 3.21m Dining Room
- 5.14m x 2.40m Kitchen

FIRST FLOOR

- Landing
- 3.27m x 3.34m Bedroom One
- 2.90m x 3.03m Bedroom Two
- 1.94m x 1.97m Bedroom Three
- 1.97m x 1.67m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 500Mb (Via Sky)

LOCATION - PENKETH

Penketh is an attractive suburb within easy driving distance to Warrington Town Centre. 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

- Penketh Primary School 20 minute walk
 - Penketh Brook 0.5 mile walk
 - Warrington Town Centre 2.3 miles
 - Liverpool City Centre 15.7 miles via M62
 - Manchester Airport 18.7 miles via M56
 - Chester City Centre 22.7 miles via M56
 - Manchester City Centre 22.6 miles via M62
- (Distances quoted are approximate)



GENERAL INFORMATION

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

Contents, Fixtures and Fittings

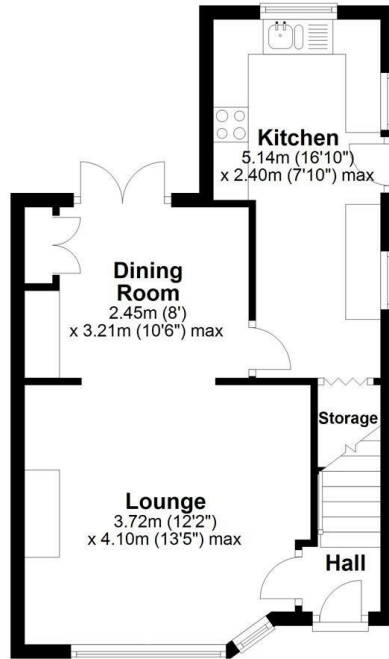
Not included in the asking price. These items may be available under separate negotiation.





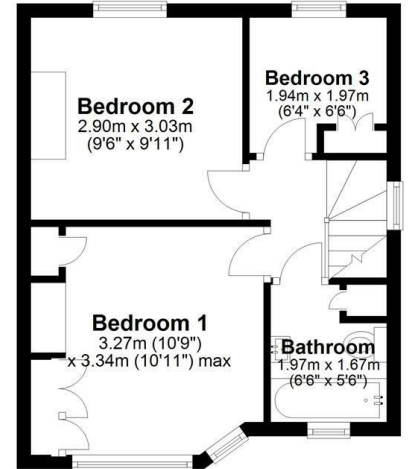
Ground Floor

Approx. 37.7 sq. metres (405.4 sq. feet)

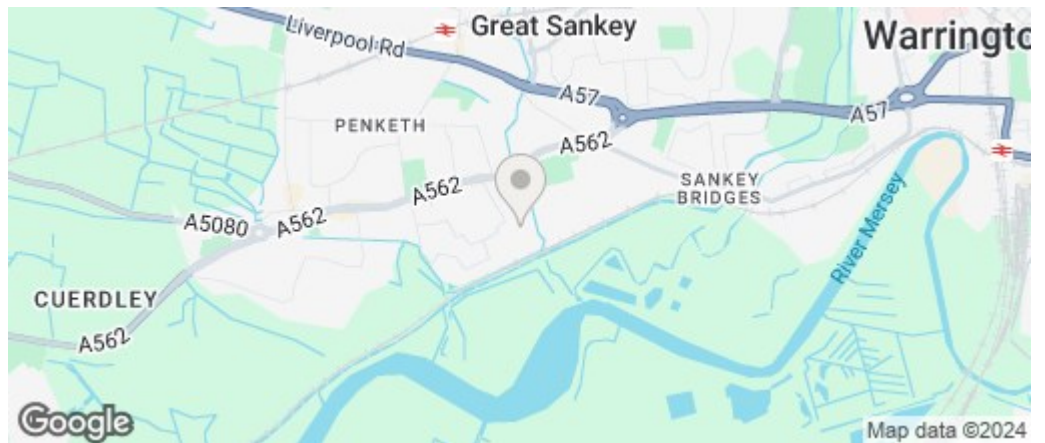


First Floor

Approx. 30.9 sq. metres (332.4 sq. feet)



Total area: approx. 68.5 sq. metres (737.8 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			83
(69-80) C			
(55-68) D		62	
(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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