



Village Close, Thelwall Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- No Onward Chain
- Thelwall Village
- Detached Garage
- Driveway Parking
- Family Home
- Quiet Location
- Lovely Garden
- Freehold Title
- Fantastic Location

INTERIOR

Offered for sale with no onward chain, a three bedroom semi-detached family home perfectly positioned in an attractive and quiet cul-de-sac in the heart of Thelwall.

This home provides a beautifully bright open lounge/dining room creating an ideal family room with the added benefit of double French doors opening into the garden. The extended kitchen offers ample storage and space for a growing family and overlooks the delightful garden. Upstairs features two double bedrooms, a third good-sized bedroom and a four piece family bathroom. With its solid structure and generous layout, this home is ideal for buyers wanting to personalise their space whilst offering exciting potential for updating, modernisation, and extension (Subject to permissions).

GARDEN

Nestled in a quiet cul-de-sac, this attractive home offers a delightful and well maintained rear garden, edged with mature greenery for privacy. The perfect outdoor space for gardening enthusiast, entertaining and for relaxing with the family. To the front, there is ample driveway parking along with a front garden featuring a quaint lawn and mature greenery.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 67Mb (Via TalkTalk)



LOCATION

Thelwall is a picturesque village, 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. As well as a local post office with small a general store, a newsagents; a beauty salon and also a hairdressers. 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.



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: D

Tenure: Freehold

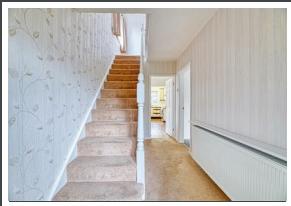
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.



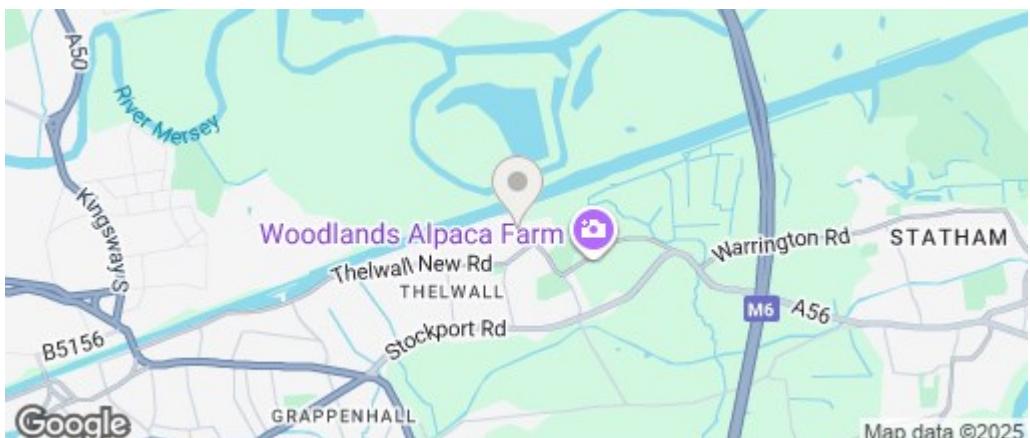


IMPORTANT NOTICE

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.



Main area: Approx. 82.9 sq. metres (892.8 sq. feet)
Plus garages, approx. 14.7 sq. metres (158.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	80
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(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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