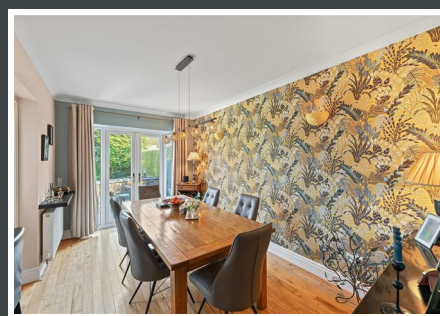




Cuerdley Road, Penketh Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Semi-Detached Home
- Freehold Title
- Beautifully Maintained
- Integral Garage
- Two Bathrooms
- Double Storey Extension
- Three Reception Rooms
- Quiet Location
- Driveway Parking
- Delightful Garden

INTERNAL

Upon entering, you are welcomed through the porch into a bright and spacious hallway leading to a sophisticated lounge featuring a log burner, perfect for family evenings in and relaxing. The heart of the home is the open kitchen and dining area, designed for both everyday living and entertaining. Featuring stunning sash windows, sleek cabinetry, a handy pantry and ample workspace. This delightful space seamlessly blends timeless charm with modern refinements. The beautifully bright garden room opens into the landscaped garden, creating a seamless indoor-outdoor connection. Completing the downstairs is the convenient WC and the integral garage.

Upstairs, the home has been enhanced by the extension and is currently configured as two generous bedrooms with the versatility to be converted back to a three bedroom or even a four bedroom family home (See Floorplan 2). The large windows throughout the first floor allow ample natural light to flood through the rooms. There is a perfectly positioned family shower room along with an En-suite to the current bedroom two and the dressing room. A further addition to this home is the multi-functional loft room, ideal as a home office or hobby room.

GARDEN

Outside, the private, meticulously maintained garden is a true sanctuary. With mature planting, seating areas, and a peaceful ambiance, it provides the perfect space for unwinding or entertaining in warmer months.

SERVICES

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



LOCATION

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.

GENERAL INFORMATION

Local Authority: Warrington

Council Band: C

Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

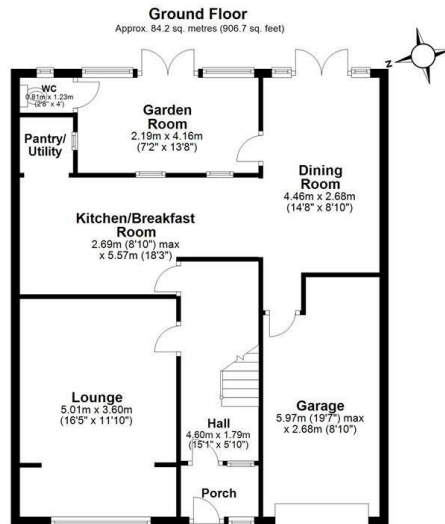
Not included in the asking price.
Items may be available under separate negotiation.



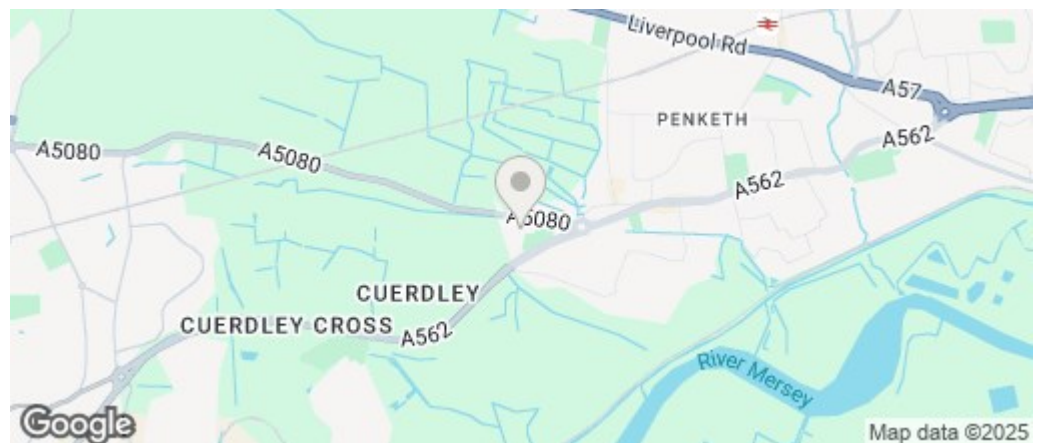


IMPORTANT NOTICE

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.



Total area: approx. 160.6 sq. metres (1728.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	69	77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	69	77
(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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