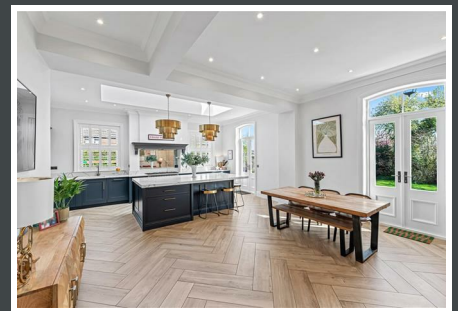
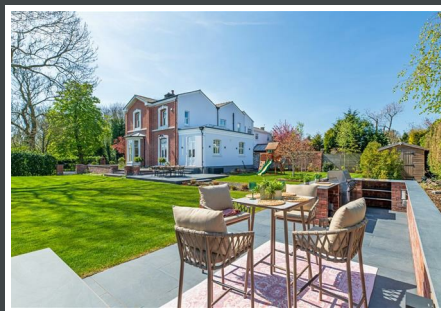




Station Road, Penketh Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Extensively Modernised
- Four Double Bedrooms
- 0.5 Acre of Land
- Large Driveway
- Stunning Kitchen
- Character Features
- Historic Charm
- Fantastic Location
- High Specification
- Gated Entrance

DESCRIPTION

From the moment you arrive, this home makes a striking impression with a gated entrance leading to a generous driveway and landscaped gardens. The exterior showcases the original architecture, while inside, every detail has been carefully curated to enhance and preserve the building’s unique heritage. Step through the front door and you are welcomed by a spacious, light-filled interior, where high ceilings, large sash windows, and beautifully proportioned rooms create an immediate sense of space and elegance. At the heart of this home is a spectacular open-plan kitchen and family room. An expansive and versatile living space designed for modern family life and entertaining. The kitchen is finished to a superb standard, with bespoke cabinetry, premium integrated appliances, and a large central island. Rarely does a home of this quality and character come to market, especially one that has been renovated to such an exacting standard throughout.

The four double bedrooms are equally impressive, with each offering generous proportions and character details. The bathrooms are finished to a luxurious specification, featuring quality fixtures and fittings, contemporary tiling, and elegant design.

GARDEN

Externally, the grounds are beautifully maintained, with mature trees, lawned areas, and ample space for outdoor living and recreation. Whether hosting garden parties or enjoying peaceful moments of solitude, this outside space offers the perfect setting. In addition to the generous living accommodation, the property features a cellar, offering excellent storage and potential for further development as a wine cellar, gym, home office, or cinema room, subject to the usual consents.



SUMMARY OF ACCOMMODATION

- GROUND FLOOR
- Entrance Hall
 - 4.88m x 4.20m Lounge
 - 8.88m x 6.50m Kitchen/Dining/Family Room
 - 3.96m x 4.55m Play Room
 - 2.49m x 2.18m Utility Room
 - 0.99m x 2.18m WC
- FIRST FLOOR
- Landing
 - 3.96m x 4.55m Bedroom One
 - 3.21m x 1.36m En-suite
 - 4.88m x 4.20m Bedroom Two
 - 4.87m x 3.84m Bedroom Three
 - 3.58m x 3.74m Bedroom Four
 - 3.58m x 2.88m Bathroom
- CELLAR
- 3.96m x 4.56m Storage
 - 1.94m x 4.56m Storage
 - 6.00m x 1.35m Storage

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 32Mb (Via BT)

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 High School 0.8 mile walk
- Great Sankey Neighbourhood Hub 1.5 mile walk
- Warrington Town Centre 3 miles
- Liverpool City Centre 15 miles via M62
- Manchester Airport 19 miles via M56
- Manchester City Centre 23 miles via M56

(Distances quoted are approximate)



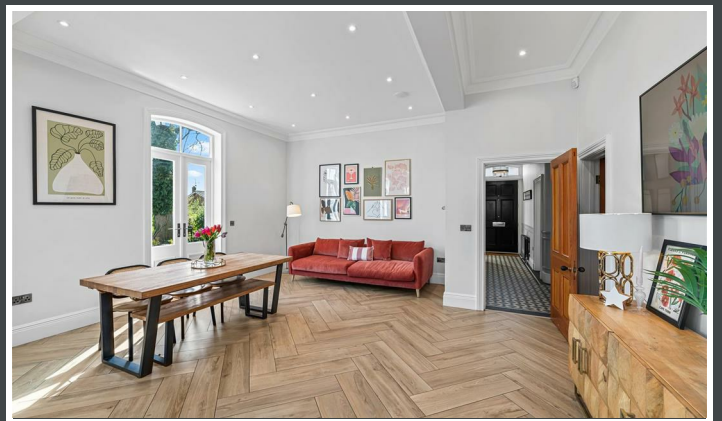
GENERAL INFORMATION

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

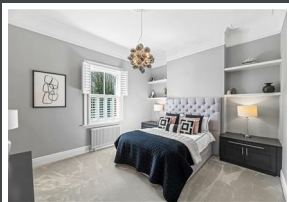
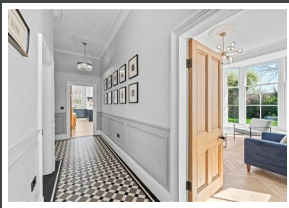
Contents, Fixtures and Fittings

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









IMPORTANT NOTICE

Mark Antony Estates wishes to inform all prospective purchasers 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		80
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

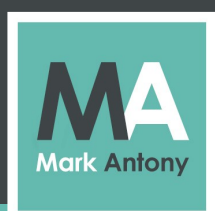
VIEWING ARRANGEMENTS

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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