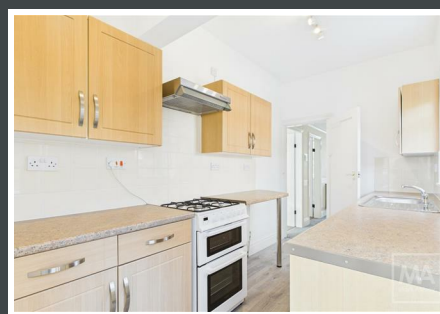




Thelwall New Road, Thelwall Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

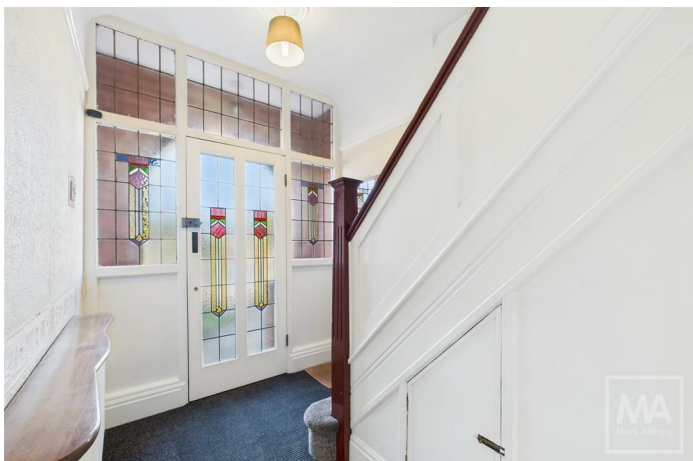
HIGHLIGHTS

- No Onward Chain
- Desirable Location
- Period Features
- Amazing Opportunity
- Ample Living Space
- Three Bedrooms
- Semi-Detached
- Bay Windows
- Large Rear Garden
- Ideal Family Home

INTERIOR

As you step into this delightful property, you're welcomed by a spacious and inviting hallway, thoughtfully equipped with a convenient downstairs toilet. The living room exudes charm and elegance, with its stunning bay window filling the space with natural light and creating a bright, uplifting atmosphere. Adjacent to this, the dining room features sleek patio doors that open seamlessly onto the garden, making it an ideal spot for entertaining or relaxing. The kitchen, designed for both style and functionality, transitions effortlessly into a practical utility room, enhancing the home's everyday convenience.

Upstairs, the charm continues with the first bedroom, which is graced by its own elegant bay window, adding character and warmth to the space. Bedrooms two and three are equally spacious and versatile, perfectly suited to various needs. A beautifully finished and modern three-piece bathroom completes the upper floor, offering a touch of luxury to this superb home. This residence perfectly combines elegance, practicality, and comfort, making it a truly exceptional find.



GARDEN

This charming property is a true haven, featuring a generously sized rear garden that invites you to unwind in peaceful serenity or host vibrant summer gatherings with family and friends. At the front, the property offers the added convenience of ample driveway parking, ensuring effortless access and a warm welcome every time you arrive. With its perfect blend of practicality and outdoor appeal, this home is designed to cater to both relaxation and lively entertaining.

SERVICES

- Gas Central Heating
- Mains connected: Gas
- Drainage: Mains
- Broadband Availability: Up to 900Mb (Via Sky)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: D

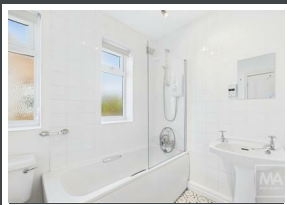
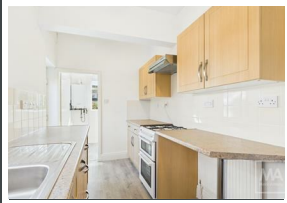
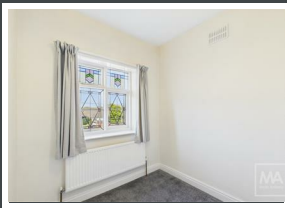
Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

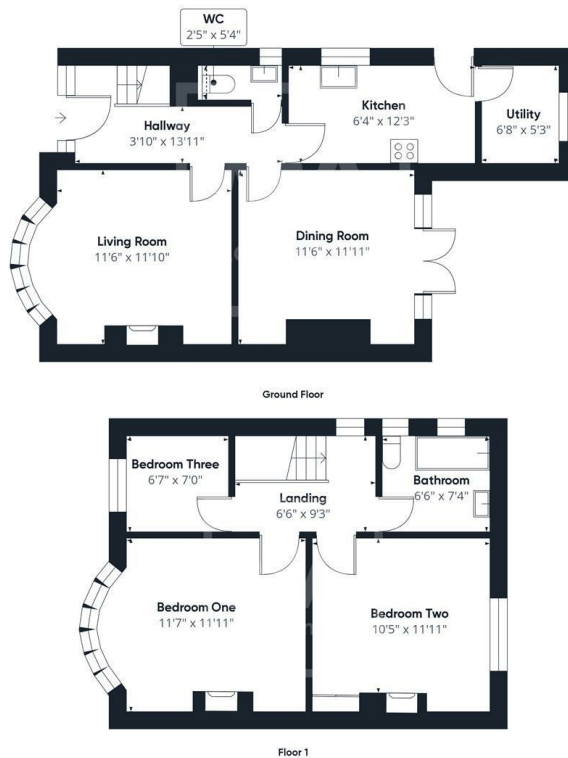
Not included in the asking price. These items may be available under separate negotiation.





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.



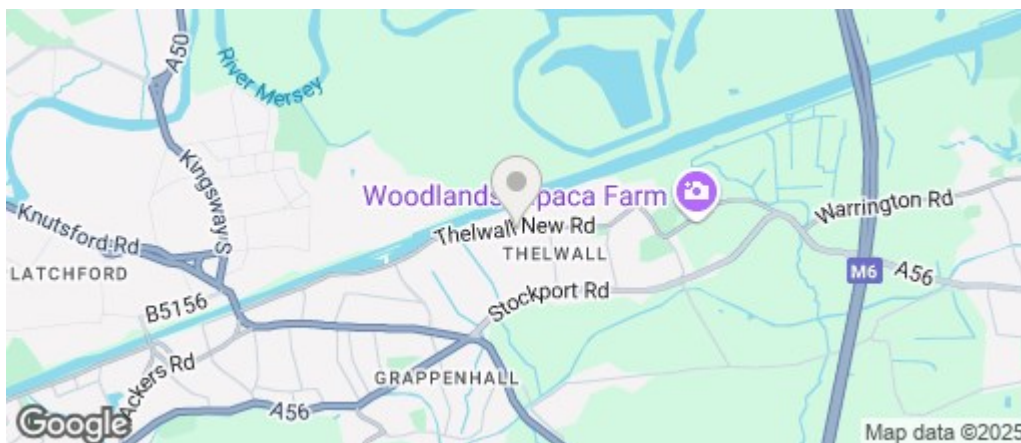
Approximate total area⁽¹⁾
907.83 ft²
Reduced headroom
0.96 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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