



# Alderley Road, Thelwall Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Two Bedrooms
- Bright and Airy
- Additional Outbuilds
- Low Maintenance Garden
- Sought-After Location
- One Level Living
- Driveway Parking
- Modern Decor Throughout
- Close To Amenities
- Ready to Move Into

## INTERIOR

We are delighted to present this beautifully updated two-bedroom bungalow, offering stylish, single-level living in the highly sought-after and peaceful village of Thelwall. Finished to an exceptional standard throughout, the property features a spacious lounge bathed in natural light, thanks to a charming bay window that adds warmth and character to the space. At the heart of the home is a sleek, modern kitchen that flows effortlessly into a bright conservatory—an ideal setting for dining or simply enjoying the surrounding nature. Both double bedrooms include built-in wardrobes, maximising space and functionality, while the contemporary bathroom boasts a walk-in shower and elegant fixtures. Tastefully decorated in neutral tones with high-quality finishes, this home offers a fresh, modern feel throughout. Outside, a private, low-maintenance garden provides the perfect spot to unwind, complete with a versatile outbuilding, ideal for home working.

## GARDEN

Step outside to a neatly landscaped, low-maintenance garden, designed for ease and enjoyment. With a combination of paved areas and lush greenery, it offers the perfect spot for outdoor dining, relaxing, or entertaining—without the need for constant upkeep. Parking can be found to the front of the home via driveway parking.

## SERVICES

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



## LOCATION

Thelwall is a picturesque suburb, 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. 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:** 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.



Mark Antony Estates is regulated by The Property Ombudsman and Safe Agent for your protection and peace of mind.



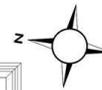
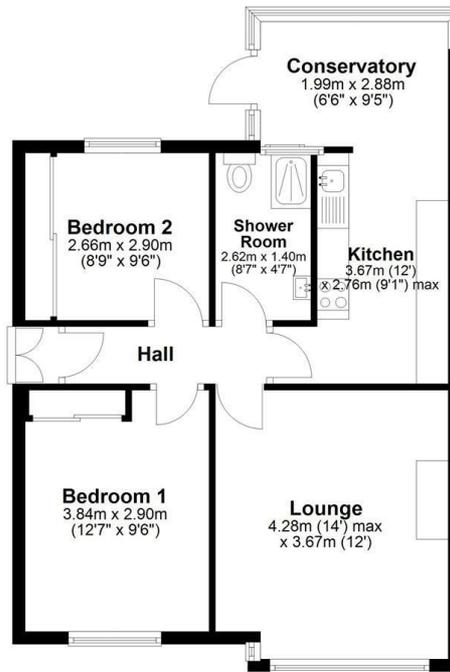


## IMPORTANT NOTICE

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.

## Ground Floor

Approx. 57.7 sq. metres (621.6 sq. feet)



## First Floor

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garden room, approx. 7.8 sq. metres (84.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(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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