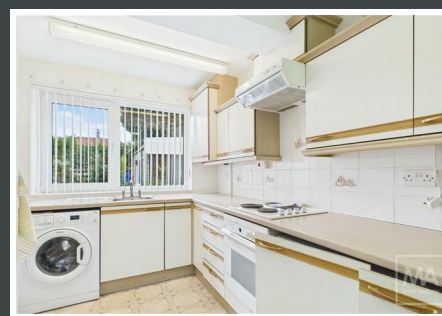




Phythian Crescent, Penketh Warrington, Cheshire



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HIGHLIGHTS

- No Onward Chain
- Desirable Location
- Charming Garden
- Spacious Rooms
- Ideal Family Home
- Three Bedrooms
- Open Plan Living
- Light & Airy
- Amazing Opportunity
- Close To Local Amenities

INTERIOR

Stepping into this welcoming home, you're immediately greeted by a bright, open-plan living and dining space that offers the perfect setting for unwinding after a long day or sharing a delightful meal with loved ones. Adjacent to this area is the stylish, fully-equipped kitchen—a dream for culinary enthusiasts, ready for whipping up everything from comfort food to gourmet creations.

As you ascend to the upper floor, you're met with three beautifully proportioned bedrooms. Each one is bathed in natural sunlight, creating warm and serene spaces for rest and relaxation. The modern bathroom on this level ties it all together, combining both practicality and elegance for everyday convenience. This property truly embodies comfort, style, and a sense of home.

GARDENS

The property boasts a spacious garden, ideal for hosting family gatherings or soaking up the sunshine on warm days. Additionally, it offers the convenience of dedicated parking and a garage, ensuring ease and practicality.

SERVICES

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



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 Borough Council

Council Band: B

Tenure: Freehold

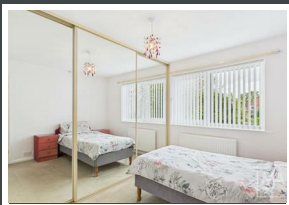
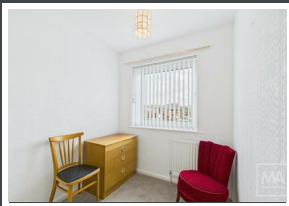
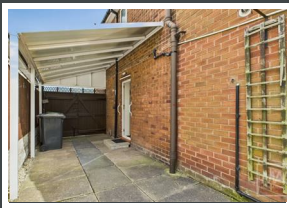
(Property tenure to be confirmed by solicitors)

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.



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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	
		88
	72	

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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