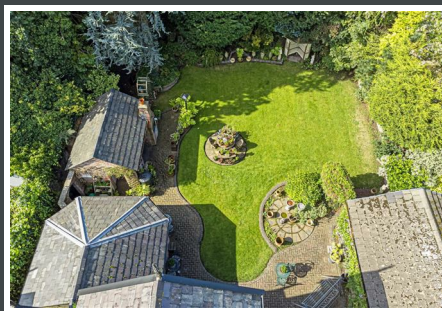




Poplar Avenue, Penketh Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Large Character Property
- Four Reception Rooms
- Four Double Bedrooms
- Classic Cellar/Utility
- Ample Storage Space
- Spectacular Private Garden
- Perfect Family Home
- Secure Driveway Parking
- Private Location
- Detached Garage & Workshop

DESCRIPTION

We proudly present this stunning period property that occupies a generous, private plot and radiates a wealth of character throughout. The Poplars' is steeped in local history and forms part of the original nineteenth century Penketh Village. This enchanting residence provides four large reception rooms, four double bedrooms and a blend of historical and modern charm.

As you arrive, the timeless elegance of this home is immediately evident, highlighted by the original Victorian front door leading to a side-lit storm porch with original tiled flooring. The entrance hall features oak flooring. The spacious lounge offers a feature fireplace and large bay window allowing for array of natural light to flood this space. The dining room has a statement fireplace and ample space for family entertainment. A separate family room with a fireplace overlooks the rear garden. The heart of this home is the stunning kitchen/diner, featuring integrated appliances and ample storage, this space exudes warmth and charm, creating the perfect blend of rustic elements and modern conveniences. The ground floor concludes with a utility room, downstairs WC, and a cellar currently used as a home office and second utility space.

As you ascend the staircase, you will find four spacious bedrooms, two of which offer integrated furniture allowing for space utilisation. Bedroom One features a convenient En-suite shower room, with the remaining bedrooms sharing a large four-piece family bathroom that boasts a Victorian style roll-top bath and a separate WC.

THE GARDENS

This property showcases an expansive garden, with well-manicured lawns surrounded by a variety of plants, shrubs, and mature trees that provide natural beauty and a sense of privacy. The highlight of this garden is the converted stable - now acting as a BBQ house featuring kitchen appliances, ample storage and an integrated Bluetooth music system with speakers in the garden, perfect for summer garden parties. An additional and unique benefit to this property is the gardeners' toilet for added convenience. Private parking can be found to the front, offering ample space for multiple vehicles.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.25m x 4.86m Lounge
- 4.25m x 4.57m Family Room
- 4.97m x 4.25m Dining Kitchen
- 3.96m x 3.46m Kitchen
- 4.40m x 3.72m Dining/Family Room
- 2.56m x 1.55m Utility Room
- 0.91m x 1.92m WC

CELLAR

- 4.97m x 4.25m Office
- 4.97m x 1.92m Utility

FIRST FLOOR

- Landing
- 4.97m x 4.41m Bedroom One
- 1.11m x 3.96m En-suite
- 4.25m x 3.77m Bedroom Two
- 4.25m x 3.96m Bedroom Three
- 3.11m x 3.12m Bedroom Four
- 3.62m x 3.96m Bathroom
- 0.99m x 1.24m WC

GARAGE/OUTBUILDINGS

- 3.03m x 3.96m Workshop
- 5.91m x 3.96m Garage
- 2.72m x 2.47m BBQ/Bar Area
- 1.04m x 1.34m WC

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1,130Mb (Via Virgin Media)

A wireless LAN has been installed to provide excellent internet connection throughout the whole home.

LOCATION - PENKETH

Penketh is an attractive suburb bordered by farmland and within easy driving distance to Warrington Town Centre. Close to a range of excellent schools, 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 Primary School 0.5 mile walk
 - Warrington Town Centre 4 miles
 - Manchester Airport 20 miles via M56
 - Manchester City Centre 23 miles via M62
 - Liverpool City Centre 15 miles via M62
 - Chester City Centre 22 miles via M56
- (Distances quoted are approximate)



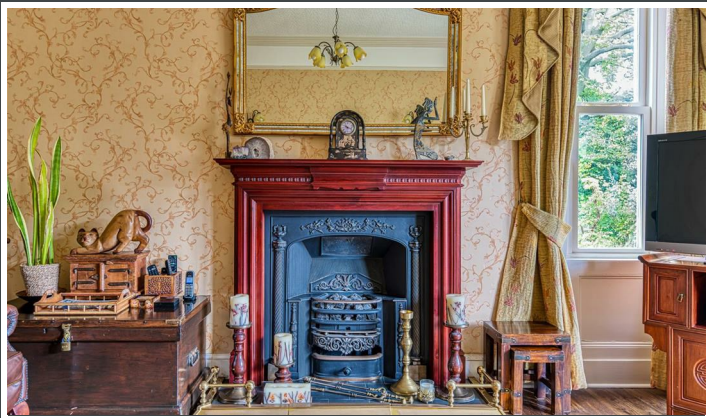
GENERAL INFORMATION

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.



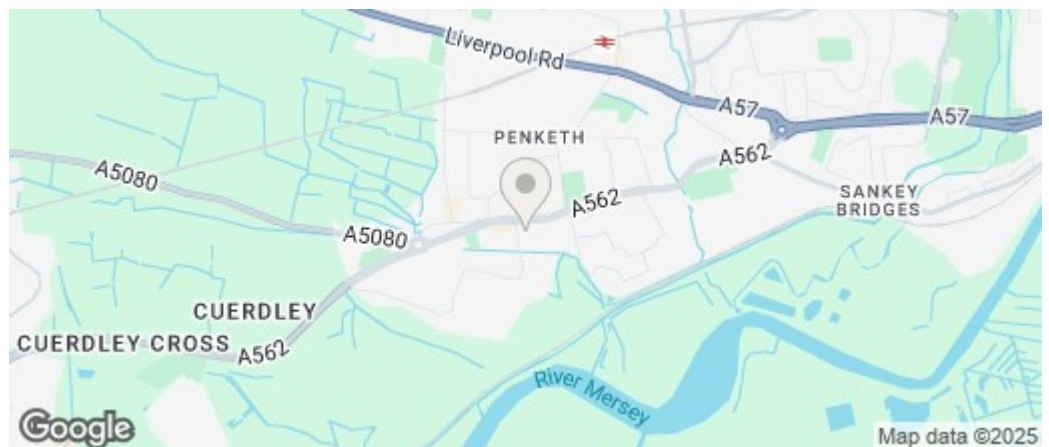






IMPORTANT NOTICE

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+)		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

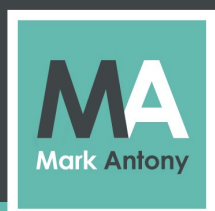
VIEWING ARRANGEMENTS

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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