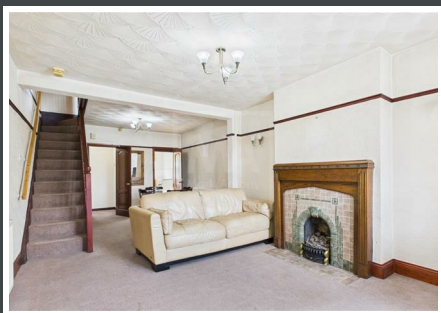




## Farnworth Road, Penketh Warrington,



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- No Onward Chain
- Semi-Detached
- Modernization Opportunity
- Open To Offers
- Driveway Parking
- Three Bedrooms
- Desirable Location
- Motivated Vendors
- Bursting With Potential
- Freehold

## INTERIOR

Upon entering the property, you are welcomed into a stylish lounge that seamlessly flows into the open-plan dining area, creating a spacious and inviting atmosphere perfect for both relaxation and entertaining. Moving through to the kitchen, you'll find it bathed in natural light, enhancing its bright and airy feel.

Upstairs, the home offers three generously sized bedrooms, each designed for comfort. The primary bedroom boasts its own en-suite, providing a private retreat, while the additional bathroom is located downstairs providing convenience for all.

## GARDEN

Nestled within the property is a generously sized garden, offering ample space for outdoor activities, relaxation, and entertaining. At the front, the property benefits from a convenient driveway parking spot, ensuring easy access and secure off-street parking.

## 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

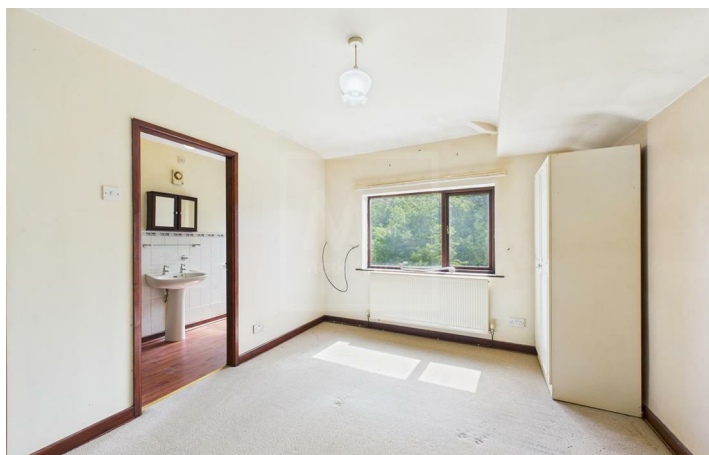
(Property tenure to be confirmed by solicitors)

### **Contents, Fixtures and Fittings**

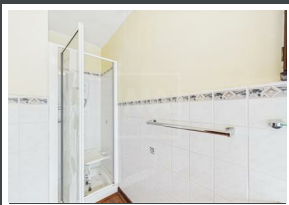
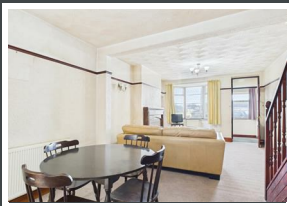
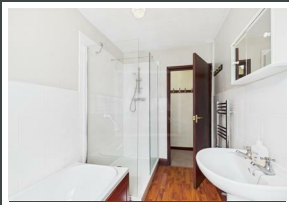
Not included in the asking price.

Items may be available under separate negotiation.



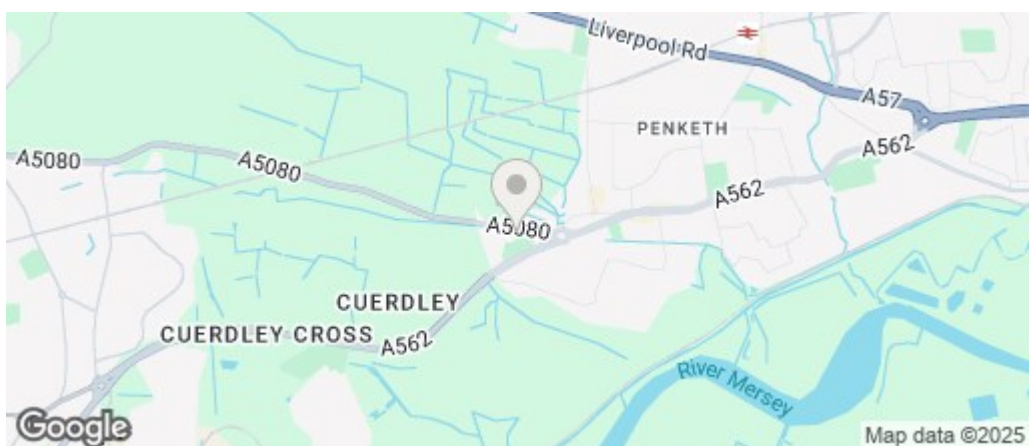
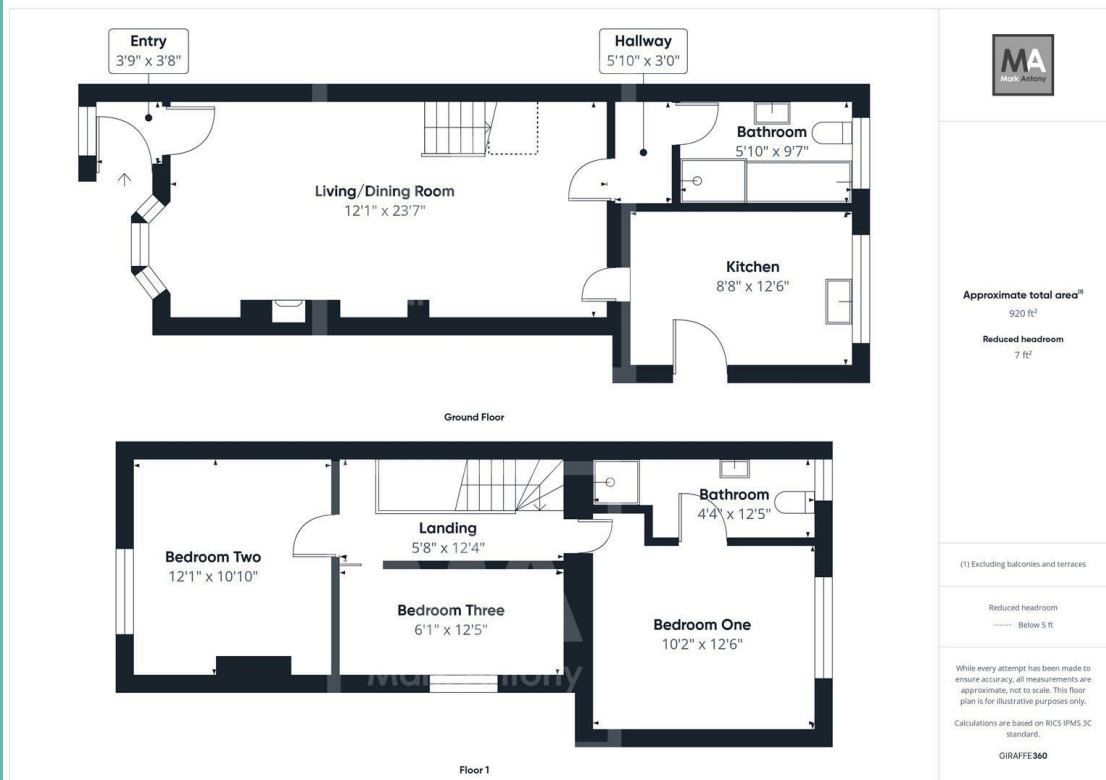






## IMPORTANT NOTICE

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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