



Cuerdon Drive, Thelwall Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Semi Detached
- No Onward Chain
- Fantastic Potential
- Close to Schools
- Garage
- Three Bedrooms
- Desirable Area
- Ample Living Space
- Driveway Parking
- Charming Garden

INTERIOR

Located on a quiet residential road with a turning circle at the end, this is an ideal family home. Upon entering, you are greeted by two inviting reception rooms, comprising a comfortable lounge and a separate dining area. These spaces provide a wonderful foundation for family gatherings and entertaining guests. The kitchen, while functional, offers the exciting possibility of being transformed into a contemporary open-plan living area, enhancing the flow of the home.

Upstairs, you will find three well-proportioned bedrooms, as well as the family bathroom. The loft is fully boarded with a pull down ladder to provide extra storage..

GARDEN

The outdoor space is equally appealing, featuring a spacious rear garden that invites outdoor activities and gardening enthusiasts alike. Additionally, the property includes a garage which has electricity running to it, providing valuable storage or potential for a workshop. To the front, a driveway accommodates parking for up to three vehicles, ensuring convenience for family and visitors.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (Via BT)



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: D

Tenure: Freehold

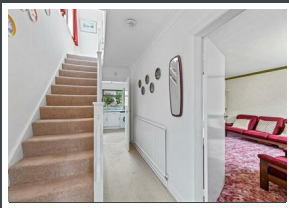
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

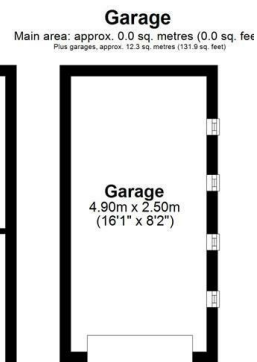
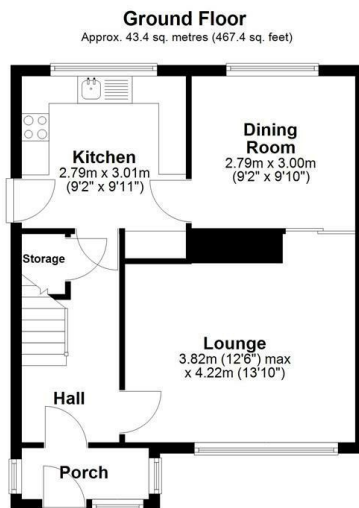
Items may be available under separate negotiation.



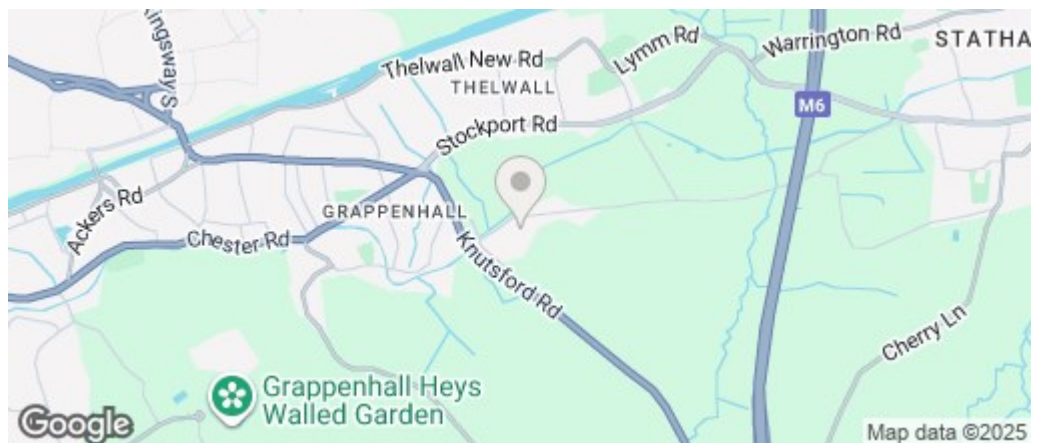


IMPORTANT NOTICE

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.



Main area: Approx. 84.4 sq. metres (908.7 sq. feet)
Plus garages: approx. 12.3 sq. metres (131.9 sq. feet)



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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