



# Thelwall New Road, Thelwall Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

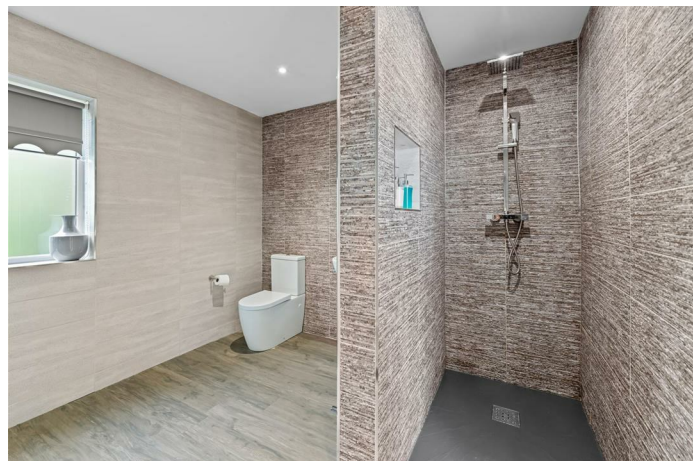
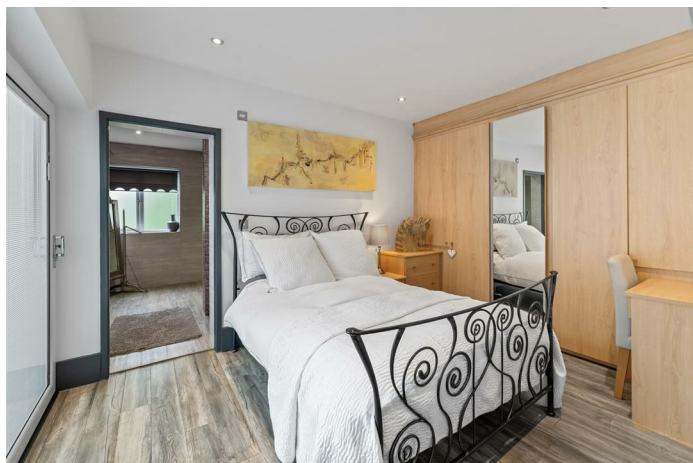
- Detached Bungalow
- Modern Throughout
- Sunbathers Paradise
- Parking Available
- Freehold Title
- Four Bedrooms
- Attractive Plot
- South Facing Garden
- Integral Garage
- Sought After Location

## INTERIOR

A stunning detached bungalow, set on a generously sized plot that has been modernised throughout. Located in the sought-after area of Thelwall, this bungalow is a perfect retreat that offers a harmonious lifestyle, all on one level. This bungalow presents a rare opportunity for those seeking a move-in ready home of expectational quality.

As you enter this beautiful home you are greeted with the welcoming hallway. Following the natural flow you are welcomed with the the expansive lounge and dining room. The lounge features a charming log burner set against a striking brick backdrop, creating a warm and inviting atmosphere. Adjacent to the lounge is a delightful family room, enhanced by beautiful bi-fold doors that seamlessly connect the indoor space to an outdoor paradise. The kitchen/breakfast room is to the back of the home, and has access out to the garden.

This thoughtfully designed bungalow boasts four generous double bedrooms, including a master suite with a luxurious en-Suite bathroom. Bedrooms one, three and four all offer built in wardrobes. Additionally, there is a well-appointed family bathroom and a convenient utility and WC, ensuring ample facilities for family living.



## GARDEN

The outdoor space is truly the highlight of this property, featuring a gorgeous patio area that provides plenty of room for outdoor furniture, perfect for al fresco dining or entertaining guests. A splendid hot tub invites you to unwind, while the lush South facing lawn offers a perfect canvas for gardening enthusiasts. For your convenience, the property includes parking, along with an integral double garage with an electric door.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 7.98m x 3.96m Lounge
- 4.49m x 3.00m Dining Room
- 3.38m x 3.37m Family Room
- 5.29m x 2.52m Kitchen/Breakfast Area
- 1.74m x 1.61m Utility Room
- 1.93m x 1.31m WC
- 3.71m x 4.00m Bedroom One
- 3.00m x 3.02m En-suite
- 3.75m x 2.96m Bedroom Two
- 2.79m x 2.96m Bedroom Three
- 2.35m x 2.96m Bedroom Four
- 3.41m x 1.61m Bathroom

## 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.

## DISTANCES

- Thelwall Junior School 3 minute walk
- Thelwall Village 5 minute walk
- Stockton Heath 2 mile walk
- Warrington Town Centre 3 miles
- Manchester Airport 13 miles via M56
- Manchester 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.



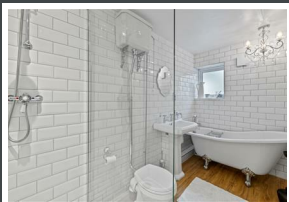
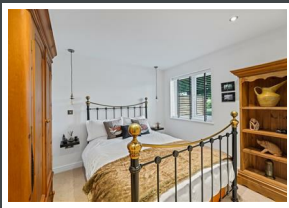






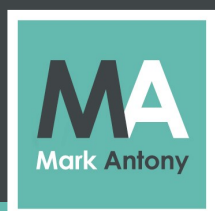




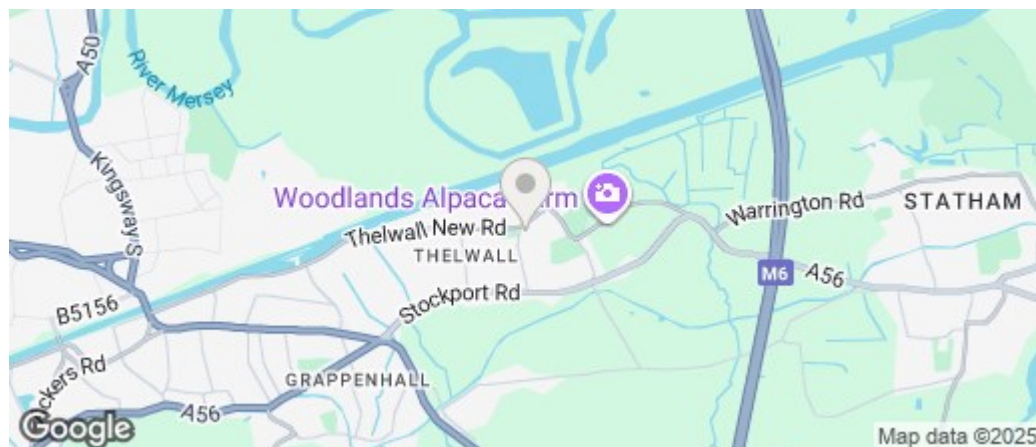
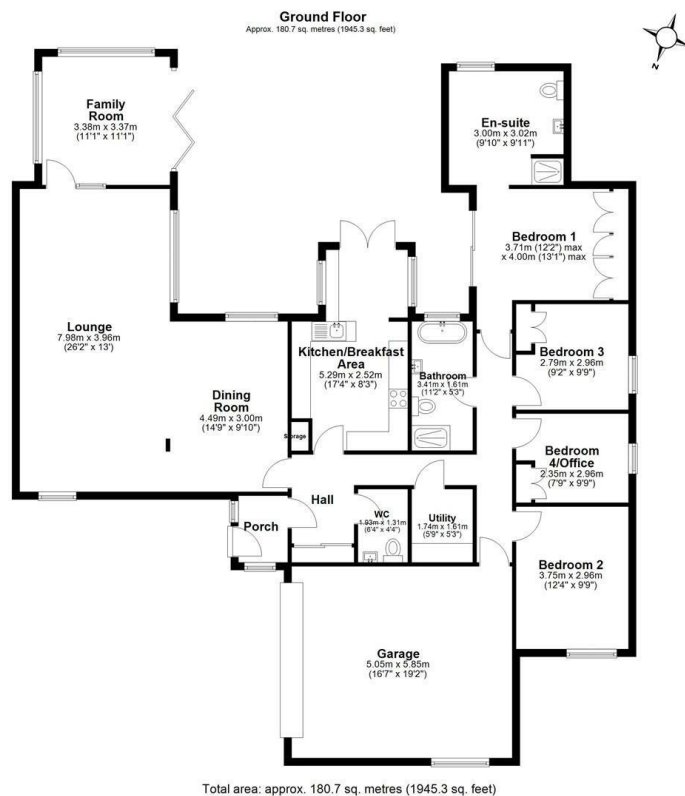


## IMPORTANT NOTICE

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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		
54		73
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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