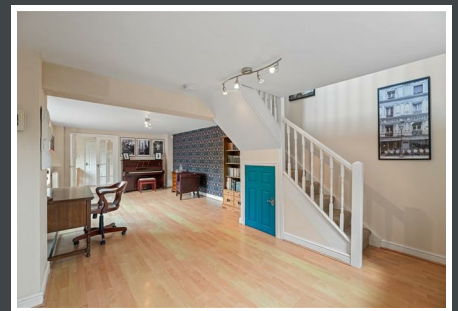




Stocks Lane, Penketh Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Five Bedrooms
- Four Reception Rooms
- Three Bathrooms
- Period Features
- Close To Schools
- Character Property
- Family Home
- Substantial Plot
- Close To Amenities
- Annexe Opportunity

DESCRIPTION

Nestled on a generous plot in the sought-after residential location of Penketh, this charming five-bedroom detached home offers an exceptional opportunity for families seeking space and character. Set back from the road with a sweeping driveway for multiple vehicles, the property immediately impresses with its elegant façade and traditional architectural features. As you step inside, the property continues to impress with its inviting entrance hall opening into four generously sized reception rooms, each beautifully enhanced by high ceilings, original fireplaces, and large windows that bathe the interiors in natural light. This abundance of light, paired with the period features, creates a warm and elegant atmosphere throughout—perfect for both relaxed family living and stylish entertaining. The property boasts a spacious kitchen featuring sleek integrated appliances, ample storage, and a stylish breakfast bar—perfect for casual dining and social gatherings. Large windows and patio doors offer stunning views of the rear garden. The ground floor is completed by a utility room, WC and a versatile reception room, currently used as a home study, adding practicality and convenience. The property benefits from a cellar, offering excellent potential for storage or conversion into an additional reception room, games room, or home gym. As you ascend the staircase to the first floor you will find four well-proportioned bedrooms offering flexible accommodation, including a principal bedroom which boasts a private En-suite bathroom, adding a sense of luxury. The remaining bedrooms are served by a generously sized family bathroom, offering ample space and comfort for the whole household. As you ascend the final staircase, you will be presented with bedroom five- occupying the entire length of the house, this impressive bedroom featuring Velux windows that flood the room with natural light.

GARDEN

Set within approximately 0.7 acres, this expansive garden offers a rare sense of peace and privacy, ideal for families and outdoor enthusiasts alike. Surrounded by mature trees, landscaped lawns, and vibrant planting, the space is perfect for entertaining, relaxing, or children's play. Beyond the boundary, uninterrupted views of green belt land provide a stunning natural backdrop, enhancing the feeling of space and seclusion. Driveway parking can be found to the front of the property.



SUMMARY OF ACCOMMODATION

CELLAR

- 4.26m x 3.64m Storage
- 2.16m x 3.64m Storage

GROUND FLOOR

- Entrance Hall
- 5.74m x 4.23m Lounge
- 7.35m x 4.23m Family Room/Dining Room
- 5.95m x 6.45m Kitchen/Breakfast Room
- 5.60m x 3.64m Dining Room
- 8.32m x 5.02m Office
- 2.05m x 3.73m Rear Hall
- 1.39m x 2.20m Utility Room
- 1.89m x 1.22m WC

FIRST FLOOR

- Landing
- 5.29m x 4.23m Bedroom One
- 1.37m x 2.71m En-suite
- 4.26m x 3.64m Bedroom Two
- 2.88m x 4.23m Bedroom Three
- 10.47m x 3.78m Bedroom Five
- 2.34m x 3.64m Bathroom

SECOND FLOOR:

- 6.85m x 5.42m Bedroom Four
- 2.54m x 3.40m Shower Room

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (Via BT)

LOCATION - PENKETH

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.

DISTANCES

- Penketh Primary School 0.2 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: G
Tenure: Freehold
(Property tenure to be confirmed by solicitors)

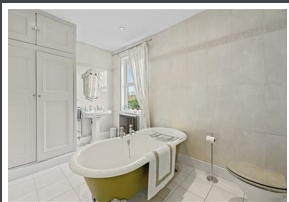
Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.





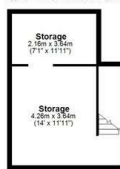




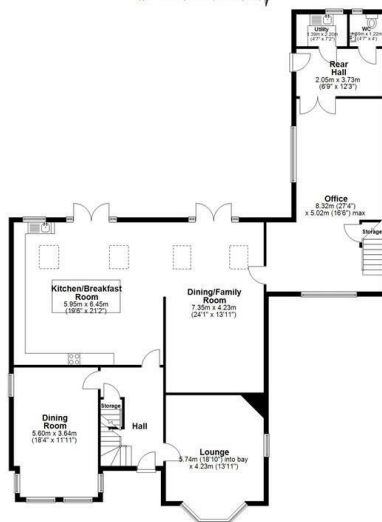
IMPORTANT NOTICE

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.

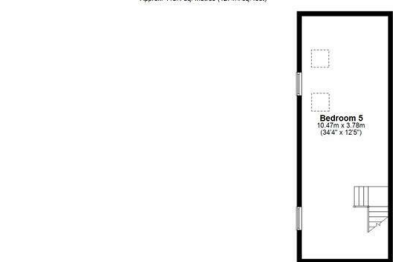
Cellar
Approx. 28.1 sq. metres (302.5 sq. feet)



Ground Floor
Approx. 171.9 sq. metres (1849.8 sq. feet)



First Floor
Approx. 118.4 sq. metres (1274.4 sq. feet)



Second Floor
Approx. 48.4 sq. metres (522.7 sq. feet)



Total area: approx. 364.8 sq. metres (3926.4 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		
EU Directive 2002/91/EC		
England & Wales		

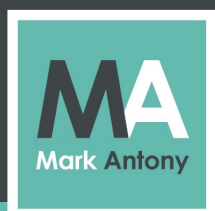
VIEWING ARRANGEMENTS

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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