



# Chapel Road, Penketh Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Generous Plot
- Stunning Kitchen
- Popular Location
- Rare Opportunity
- En Suite Bathrooms
- Four Bedrooms
- Move in Ready
- Ideal for Entertaining
- Stylish Throughout
- Character Features

## DESCRIPTION

This exceptional 1876 period property in Penketh, has been thoughtfully extended and modernised throughout, preserving its original charm and character. From the grand entrance with original mosaic flooring and soaring ceilings, the home flows into a spacious lounge with a striking feature fireplace. The heart of the property is a magnificent open-plan kitchen, dining, and family room, complete with a six-seat island, breakfast bar, and dedicated dining space—perfect for entertaining. A practical utility room and WC complete the ground floor. Upstairs, four generously sized bedrooms offer comfort and style; bedrooms two, three and four feature their own En suites, while the luxurious master suite boasts an additional walk-in wardrobe and En suite, showcasing a stunning standalone bath. With three elegant reception rooms and exquisite period detailing throughout, this home blends timeless elegance with contemporary living in a highly sought-after family location. A rare opportunity to own a truly remarkable residence.

## GARDEN

Set on a generous plot, this remarkable home boasts a vast driveway accommodating up to eight vehicles—ideal for families and guests. The expansive rear garden offers a perfect blend of privacy and space, ideal for outdoor entertaining, play, or peaceful relaxation. A rare find with both charm and scale



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- 6.20m x 2.12m Entrance Hall
- 5.18m x 4.72m Lounge
- 5.18m x 4.41m Family Room
- 3.20m x 5.59m Dining Kitchen
- 3.23m x 7.75m Kitchen
- 2.56m x 2.00m Utility
- 1.21m x 2.00m WC

### FIRST FLOOR

- Landing
- 5.18m x 4.41m Bedroom One
- 3.20m x 1.97m En-suite
- 3.20m x 2.54m En-suite
- 2.73m x 1.97m Wardrobes
- 5.18m x 4.72m Bedroom Two
- 1.80m x 1.97m En-suite
- 3.20m x 5.59m Bedroom Three
- 1.99m x 0.90m En-suite
- 3.20m x 3.16m Bedroom Four

### CELLAR

- 6.89m x 2.12m Cellar



## SERVICES

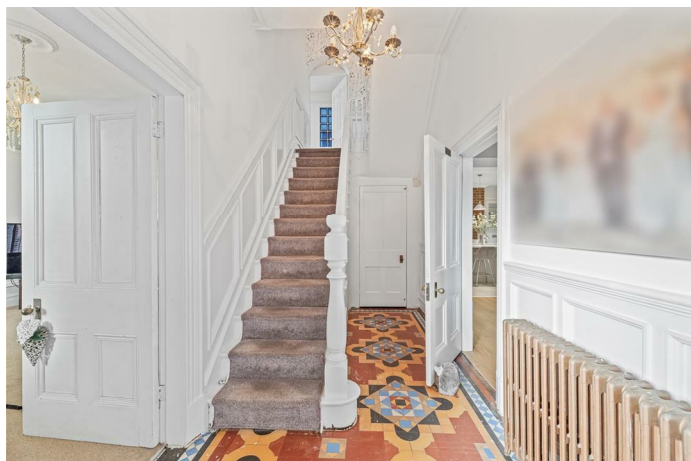
- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 132Mb (Via Virgin)

## 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.

## DISTANCES

- Warrington Town Centre 4 miles
  - Gemini Retail Park 5 miles
  - Liverpool City Centre 16 miles via M62
  - Chester City Centre 22 miles via M56
  - Manchester City Centre 24 miles via M56
  - Manchester Airport 25 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.

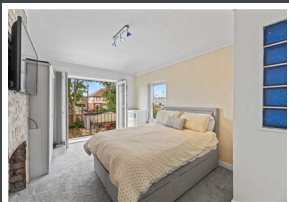
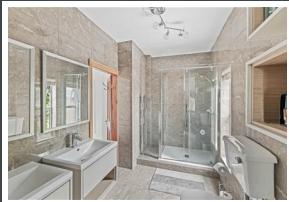
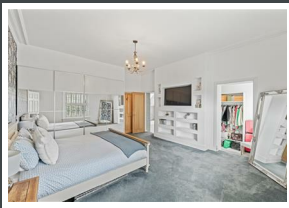






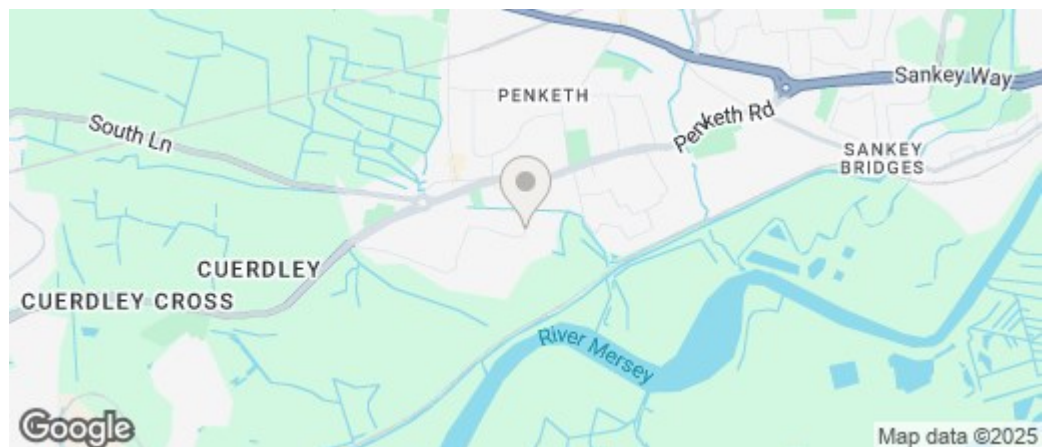
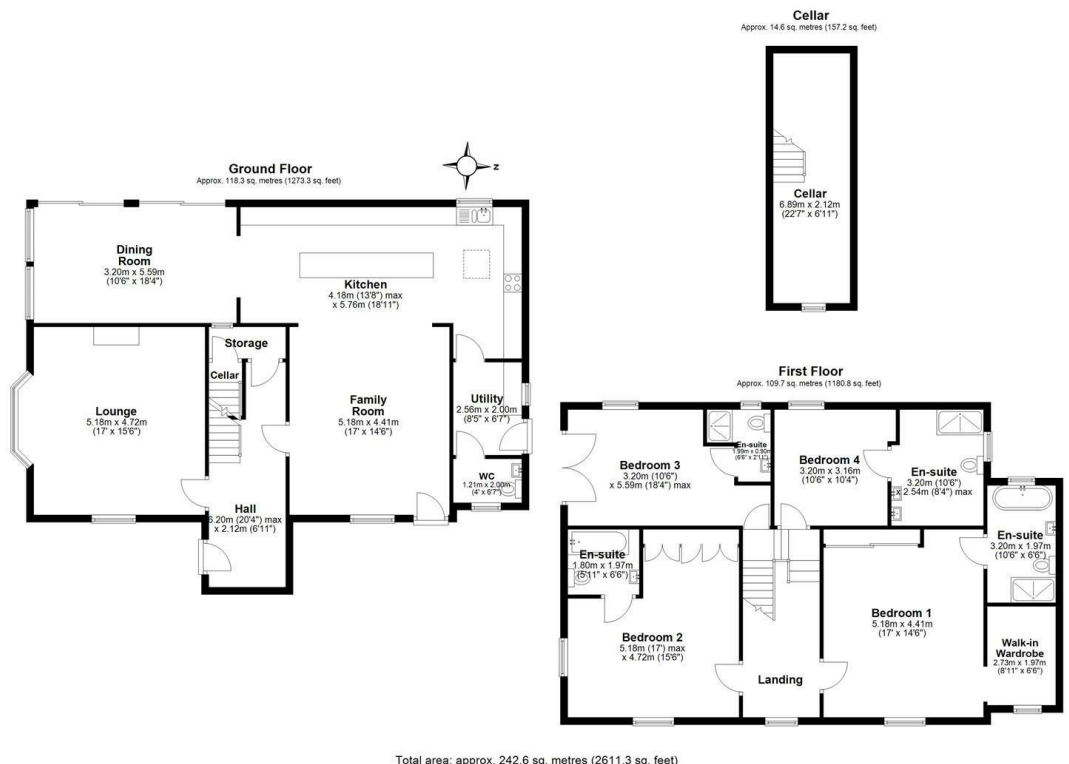






## IMPORTANT NOTICE

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		

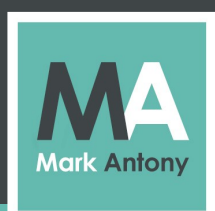
## VIEWING ARRANGEMENTS

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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