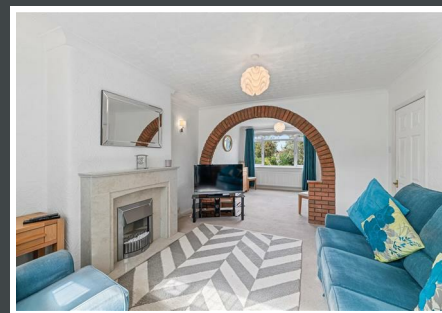




Moore Avenue, Thelwall Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Close to Local Amenities
- Sought After Location
- No Onward Chain
- Gorgeous Garden
- Freehold
- Driveway Parking
- Modern Kitchen
- Family Home
- Integral Garage

INTERIOR

Step into this beautifully presented home and be instantly embraced by warmth, space, and style. The ground floor showcases three inviting reception rooms, each thoughtfully designed for comfort and versatility. The elegant lounge flows seamlessly into a refined dining area—perfect for hosting dinner parties or enjoying quiet family meals. A sleek, modern kitchen offers both functionality and flair, while the separate family room provides a cosy retreat for relaxed evenings or creating a home office. Completing the ground floor is an integral garage, adding convenience and practicality.

Upstairs, the first floor reveals three generously sized bedrooms, each offering a peaceful haven for rest and relaxation along with a family bathroom. This home effortlessly combines character and convenience, making it the ideal home to make your own!

GARDEN

Tucked away in a peaceful setting, this private garden offers a harmonious blend of lush green lawn and stylish patio space. The manicured grass provides a soft, open area perfect for children to play or for soaking up the sun, while the paved patio invites alfresco dining, weekend barbecues, or quiet morning coffees. Mature shrubs and seasonal blooms frame the space with colour and charm, creating a serene outdoor retreat that feels both spacious and secluded. Ideal for relaxing or entertaining, it's a true extension of the home. Parking can be found to the front of the property on a gated driveway.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1.1Gb (Via Virgin)



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.

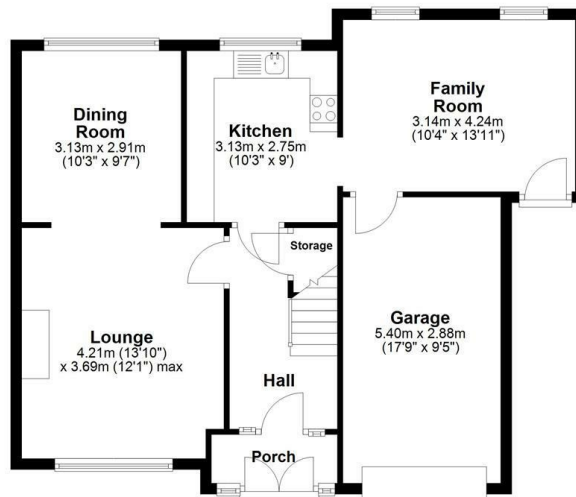




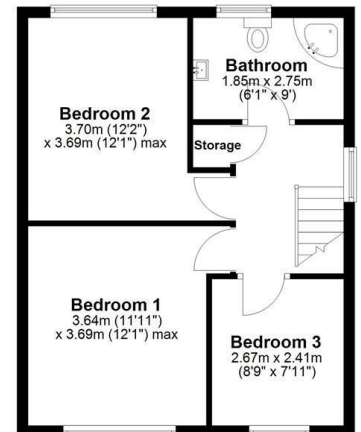
IMPORTANT NOTICE

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.

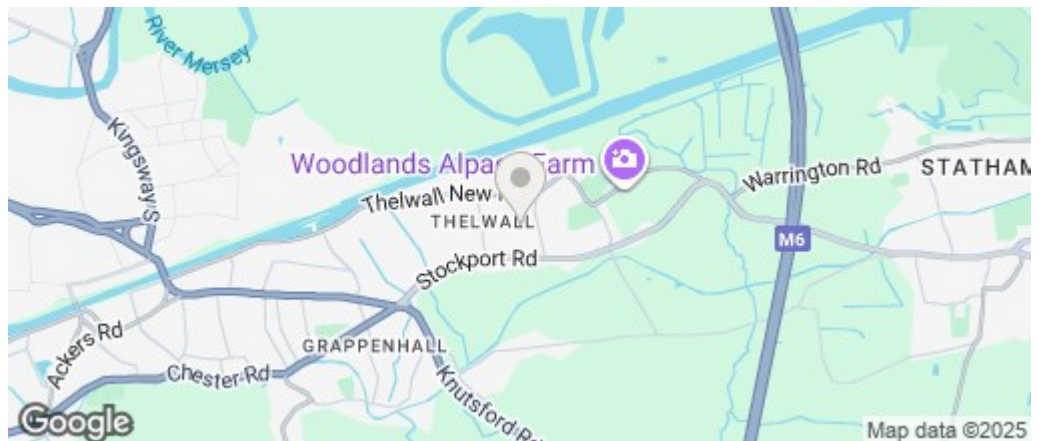
Ground Floor
Approx. 75.2 sq. metres (809.5 sq. feet)



First Floor
Approx. 42.9 sq. metres (461.3 sq. feet)



Total area: approx. 118.1 sq. metres (1270.8 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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