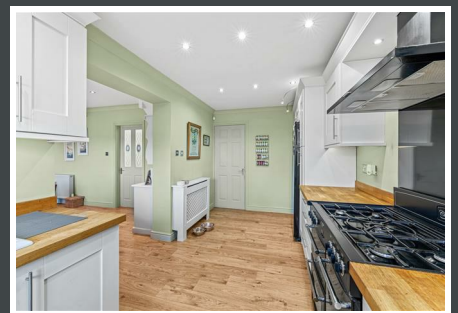




Moore Avenue, Thelwall Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Semi-Detached
- Ample Living Space
- Beautiful Garden
- Convenient Garage
- Three Bedrooms
- Perfect for Families
- Great Opportunity
- Driveway Parking
- Sought After Location

INTERIOR

As you step through the front door, you're greeted by two elegant and inviting reception rooms that effortlessly set the tone for refined yet comfortable living. The charming lounge beckons with its cosy ambiance, offering the perfect haven to relax and unwind after a long day. Just beyond, the adjoining family and dining room creates a warm and welcoming atmosphere, an ideal setting for entertaining guests or enjoying intimate meals with loved ones.

The heart of the home, the kitchen, is spacious, combining sleek aesthetics with everyday practicality. A convenient utility area and a discreetly placed WC add thoughtful touches that enhance the home's overall functionality, ensuring seamless day-to-day living.

Upstairs, you'll find three generously sized bedrooms, each offering a peaceful sanctuary to retreat to. The principal bedroom stands out as a tranquil escape, boasting stunning views over the lush rear garden, an inspiring start to any day. Completing the upper level is a well-appointed family bathroom, thoughtfully designed to cater to the needs of a busy household while maintaining an air of calm and comfort.

GARDEN

Outside, the property benefits from driveway parking for two vehicles, along with a handy garage, making it convenient for potential homeowners. The well-kept garden is a standout feature, offering a delightful space for outdoor activities. With both a patio and a lawn, it is perfect for family gatherings and summer barbecues.

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.

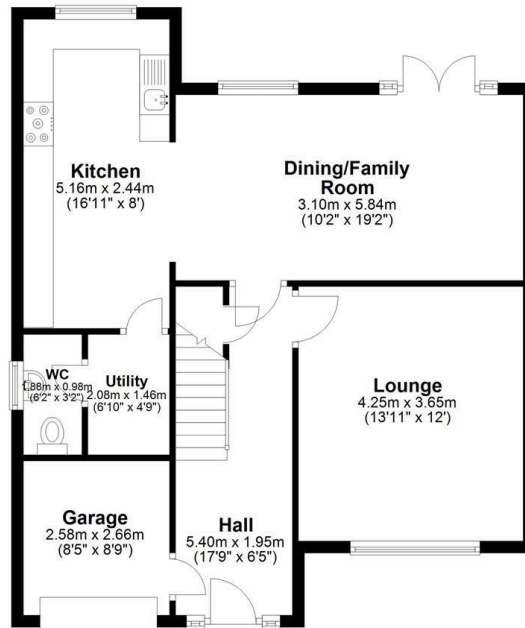




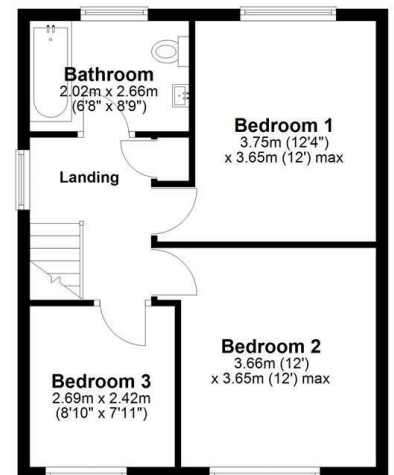
IMPORTANT NOTICE

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.

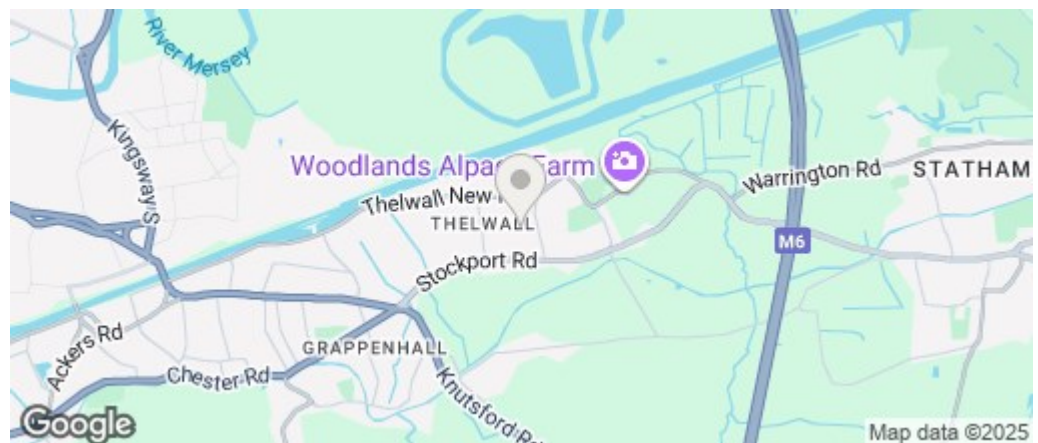
Ground Floor
Approx. 71.0 sq. metres (764.6 sq. feet)



First Floor
Approx. 43.5 sq. metres (468.6 sq. feet)



Total area: approx. 114.6 sq. metres (1233.2 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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