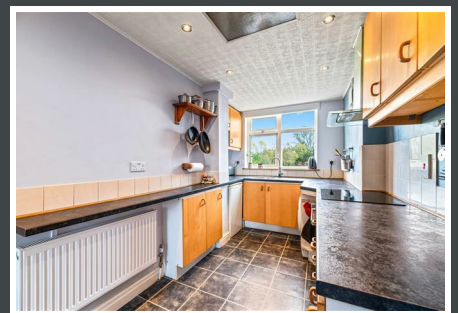




Heath Road, Penketh Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Family Home
- Spacious Garden
- Driveway Parking
- Freehold
- Sought-After Location
- Ample Living Space
- Uninterrupted Views
- Close to Amenities
- Amazing Opportunity
- Bright and Airy

INTERIOR

Step into this charming three bedroom detached home in peaceful Penketh. This property offers the perfect blend of modern living with classic comfort, and is ideal for families or first time buyers. Downstairs you will find a bright and airy hallway with ample understairs storage. To the front, a large dining room with high ceilings and a bay fronted window providing lots of natural light and creating the perfect entertaining space. Following the natural flow of the home you will find the well equipped kitchen, functional and ready for your personal touch. You will also find the lounge equipped with a cosy fireplace and patio doors out to the garden, perfect for indoor outdoor living.

Upstairs features three thoughtfully designed bedrooms. The master bedroom is a generous double with gorgeous views out to the fields, bedroom two measures slightly smaller, and the third comes in perfect for a third bedroom, dressing room, or home office setup, again benefiting from the breathtaking views. All bedrooms benefit from the use of a good sized three piece family bathroom.

GARDEN

The outdoor space is truly a highlight of this property. The garden backs onto the playing fields lined with trees in the distance providing lots of privacy. The garden itself is predominantly laid to lawn with mature shrubbery surround, offering a safe and spacious area for children to play or for hosting gatherings with family and friends. A patio area adds to the appeal, making it a perfect spot for alfresco dining. Additionally, the property benefits from a spacious driveway and well maintained front lawn.

SERVICES

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



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.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

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.



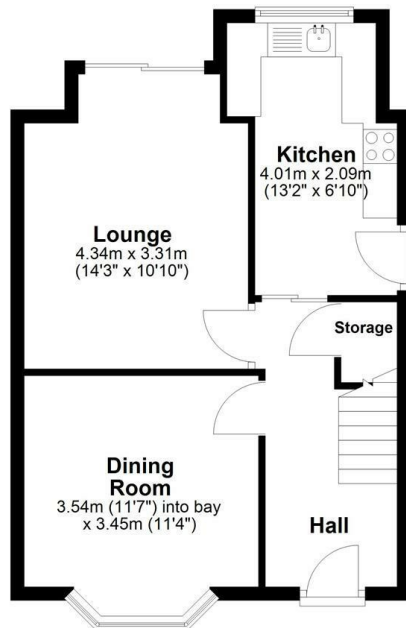


IMPORTANT NOTICE

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.

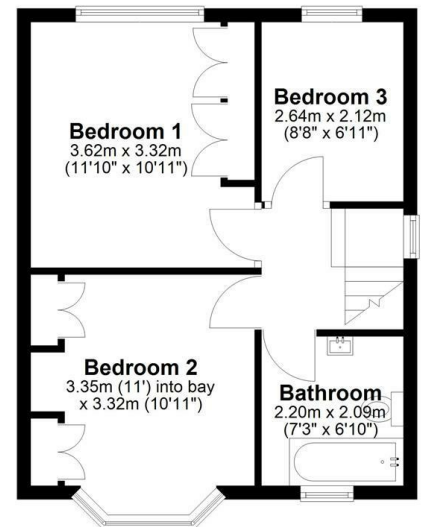
Ground Floor

Approx. 42.6 sq. metres (458.1 sq. feet)



First Floor

Approx. 38.0 sq. metres (408.7 sq. feet)



Total area: approx. 80.5 sq. metres (866.8 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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