



# Barley Road, Thelwall Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Three Bedrooms
- Ample Potential
- Fully Double Glazed
- First Time Buyers
- Easy Motorway Access
- No Onward Chain
- Front & Rear Gardens
- Attached Garage
- Investors
- Close To Local Amenities

## INTERIOR

Set behind a neat front garden and private driveway, this home boasts a traditional charm with scope for modernisation and personalisation, making it an ideal choice for families, first-time buyers, or investors looking to add value. Access is granted via the separate porch providing a welcoming area for family storage before entering the home whilst the solid layout provides great bones for a stunning transformation and a beautiful family home. Whether you're dreaming of a sleek, modern kitchen, open-plan living, or a garage conversion subject to planning, this property offers the blank canvas you've been waiting for. Upstairs the property boasts ample accommodation and space for family and guests with a family bathroom presenting an exciting opportunity for refurbishment, allowing new owners to add value and design a space tailored to their tastes.

## EXTERIOR

Step outside to discover a spacious, mature rear garden that's just waiting to be enjoyed or landscaped. There's space for patios, pergolas, a vegetable patch, or even a garden studio. The front garden adds kerb appeal and complements the peaceful setting. An added benefit to this home is the driveway parking with double gated entry and a fully electric garage door, for privacy and security.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (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:** C

**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

### **Contents, Fixtures and Fittings**

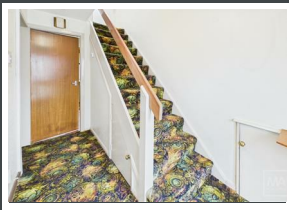
Not included in the asking price.

Items may be available under separate negotiation.



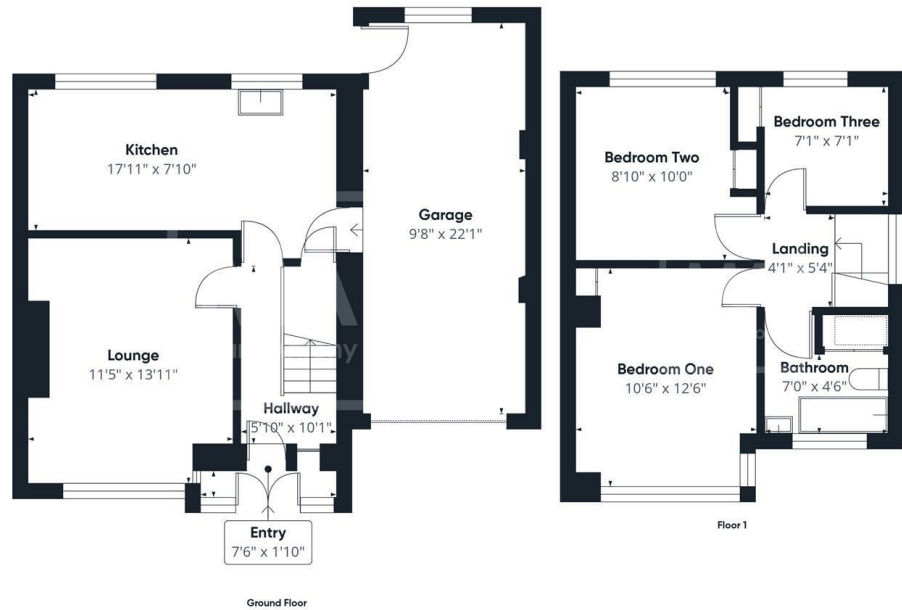






## IMPORTANT NOTICE

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.

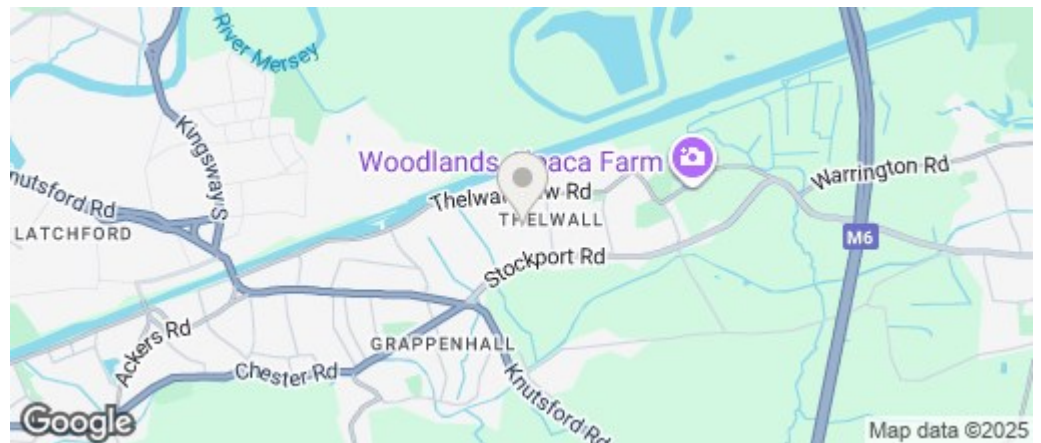


Approximate total area<sup>(1)</sup>  
943 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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