



**GASCOIGNE
HALMAN**

PICKERING CRESCENT, PICKERING CRESCENT,
THELWALL, WARRINGTON

THE AREAS LEADING ESTATE AGENT

ASKING PRICE £575,000

Nestled in the sought-after road of Pickering Crescent, Thelwall, this exquisite four bedroom detached property is now available for sale. Boasting a Freehold tenure, this versatile property offers a perfect blend of space, style, and comfort for a wide range of potential new owners.

Upon entering, you are greeted by a generous entrance hallway, leading through to a bespoke open plan "shaker style" living kitchen/ dining room which is ideal for entertaining guest or spending time with family. The property features two good sized reception rooms providing ample space for relaxation and entertainment. A convenient downstairs utility and WC also adds to the practicality of this home.

Ascend the stairs to the first floor to discover four good sized double bedrooms, including a substantial master bedroom, and two family bathrooms. Situated on a good sized corner plot, this residence offers a block-paved driveway for multiple vehicles and a private secure garden to the rear and side including a charming patio area, offering the perfect sun trap.

This property is a great opportunity, offering a harmonious combination of modern living spaces and practical amenities. With a price guide of £575,000, don't miss the opportunity to make this stunning property your new home.

DIRECTIONS

SAT NAV: WA4 2EX

LOCATION

Thelwall in close proximity to Lymm, is considered to be one of the most desirable places to live in Cheshire. Large enough

to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community, Lymm is surrounded by green spaces such as Lymm Dam, the TransPennine Trail and the Bridgewater Canal. The location is ideal: excellent access to the M6/M56/M60 motorway network puts Manchester, Liverpool, Chester and Manchester Airport within commuting distance. The Metrolink to Manchester can be accessed via the Altrincham interchange and Warrington Bank Quay is the closest Intercity link to London Euston. Lymm affords access to outstanding pre-school, primary and high school education in the state and private sector. Local sports and leisure opportunities abound, with numerous pubs, cafes, restaurants and sports clubs, including rugby, tennis and football.

TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council

ENERGY PERFORMANCE RATING

EPC: TBC

VIEWING

Viewing strictly by appointment through the Agents.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.



36 Pickering Crescent
TOTAL: 1540 sq. ft.
FLOOR 1: 778 sq. ft., FLOOR 2: 762 sq. ft.
EXCLUDED AREAS: FIREPLACE: 9 sq. ft., WALLS: 11.3 sq. ft.
FLOOR PLAN CREATED BY GOSWAMIA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

LYMM OFFICE

01925 758 345

lymm@gascoignehalman.co.uk

6 The Cross, Lymm, Cheshire, WA13

**GASCOIGNE
HALMAN**

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.