







# GASCOIGNE HALMAN

PICKERING CRESCENT, PICKERING CRESCENT, THELWALL, WARRINGTON

# 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/ dinning 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

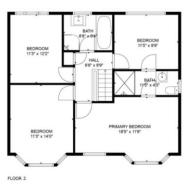
### **VIEWING**

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: 8 sq. ft, WALLS: 113 sq. ft

# LYMM OFFICE

01925 758 345

lymm@gascoignehalman.co.uk
6 The Cross, Lymm, Cheshire, WA13



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