



**GASCOIGNE  
HALMAN**

BARLEY ROAD, THELWALL

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THE AREAS LEADING ESTATE AGENT





## BARLEY ROAD, THELWALL

**£450,000**

Situated in the sought-after Barley Road, Thelwall, Warrington, this impressive four-bedroom semi-detached house is now available for sale. Boasting a freehold tenure, this property offers a perfect blend of space, style, and comfort.

Four bedroom extended semi-detached

Dining room

Fully fitted kitchen

3 reception rooms

Four good sized bedrooms

Modern family bathroom

Sunny aspect garden

Driveway for 2 cars

Utility room and downstairs WC







## DESCRIPTION

Upon entering, you are greeted by a spacious reception room, leading to a fully fitted kitchen, dining room, conservatory and utility room with convenient downstairs WC. The property features three reception rooms, providing ample space for entertaining or relaxation.

Upstairs, you will find four generously sized bedrooms, ideal for a growing family or those in need of a home office. The modern family bathroom adds a touch of luxury to this charming property.

Outside, the sunny aspect garden offers a peaceful retreat, perfect for enjoying outdoor gatherings or simply unwinding after a long day. The property also benefits from a driveway with space for two cars and an integral garage ensuring convenience storage.

With a price guide of £450,000, this property presents a fantastic opportunity to own a spacious and well-appointed home in a desirable location. Don't miss out on the chance to make this property your own. Contact us today to arrange a viewing.

## DIRECTIONS

SAT NAV WA4 2EZ

## 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 Tax Band:- C

## ENERGY PERFORMANCE RATING

EPC:- D

## 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.

Approximate Gross Internal Floor Area = 167.3 sq m / 1802 sq ft

38 Barley Road

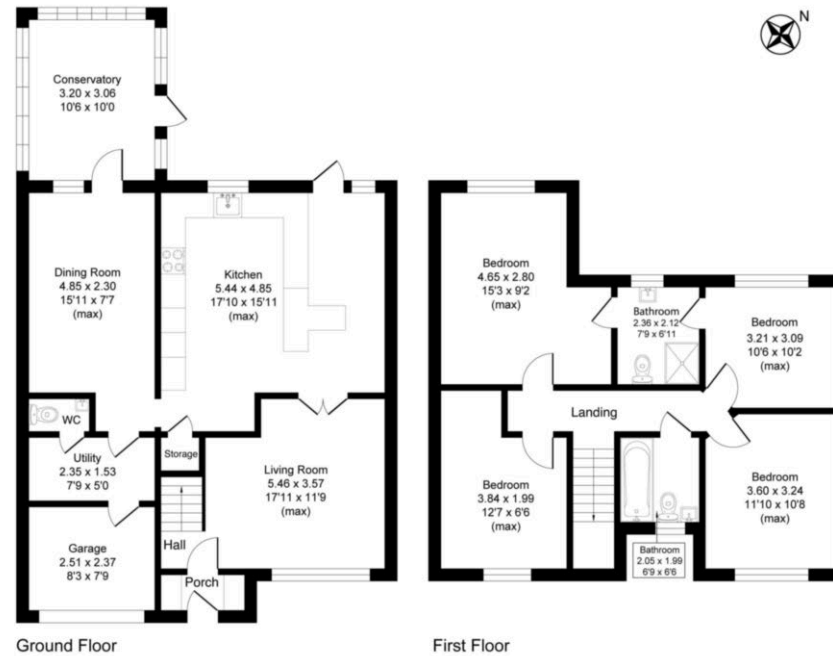


Illustration for identification purposes only, measurements are approximate, not to scale.

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