



**GASCOIGNE
HALMAN**

PELHAM ROAD, WARRINGTON

THE AREAS LEADING ESTATE AGENT

| £350,000

Upon entering, you are greeted by a welcoming and specious accommodation which briefly comprises of a living room, kitchen diner, three well-appointed bedrooms, including two double bedrooms and one single bedroom and a family bathroom with shower over bath.

The property also benefits from a beautiful fully landscaped garden, with large porcelain tile patio areas and high quality artificial turf making it the ideal and extremely low maintenance outdoor space! Additionally, to the front of the property a driveway with space for multiple cars for added convenience.

Don't miss the opportunity to make this lovely property your new home. Contact us today to arrange a viewing on this charming property with a competitive price guide of £350,000.

DIRECTIONS

SAT NAV: WA4 2HA

LOCATION

The property is situated on the outskirts of Thelwall close to the border with Lymm. Thelwall Village itself does have local shopping facilities, together with the nearby villages of Stockton Heath (2 miles) and Lymm (1.5 miles), whilst for a wider range of amenities the

larger commercial centres of Altrincham and Warrington are readily accessible. For the commuter this is an ideal location with an access point to the M6/M56 motorway network approximately two miles distant and subsequently to Manchester International Airport. A further amenity of the area for fishing and boating enthusiasts is the Bridgewater Canal Waterway which passes through the Village. Thelwall is also in the catchment area for the very popular Lymm High School.

TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council Tax Band: C

ENERGY PERFORMANCE RATING

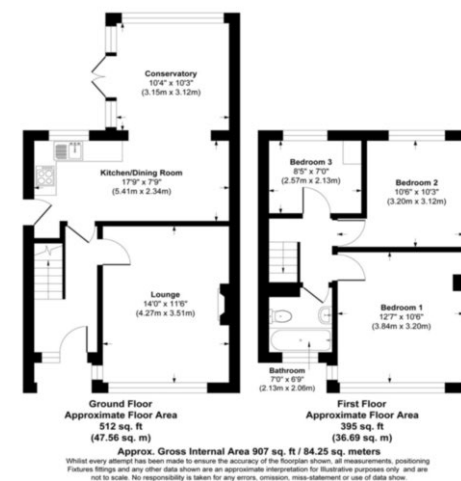
EPC Rating: D

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.



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