



## 7 Beech Avenue Penketh, Warrington, WA5 2UA

CHARMING EXTENDED SEMI DETACHED, SOUGHT AFTER SECLUDED LOCATION, NO ONWARD CHAIN, LOVELY BAY FRONTED LOUNGE, COUNTRY STYLE OPEN PLAN KITCHEN, USEFUL UTILITY, DOWNSTAIRS WC, MODERN WET ROOM, GOOD SIZE GARDEN WITH ADJACENT FIELD, DRIVEWAY PARKING.

This Unique Extended Semi Detached boasts a Fantastic Position tucked away off the beaten track but within a short walk of amenities. Beech Avenue has a handful of houses on it making it a really desirable place to live. The Motorway and Town Centre are just a short drive away making it ideal for commuting. The accommodation comprises, Cottage Style Storm Porch, Welcoming Entrance Hallway with under stairs cupboard, Bay Fronted Lounge with Feature Fireplace, Open Plan Family Dining Kitchen with Range Style Cooker and Feature Beamed Ceiling, Useful Utility and Downstairs WC. The First Floor has been altered to give a larger, brighter landing, Master Bedroom with Fitted Wardrobes, Second Double Bedroom and Contemporary Wet Room. The Loft has been converted into an Occasional Bedroom with wooden paddle stairs. Externally there is a driveway providing good off road parking with gate to the side and adjacent field whilst the rear is enclosed, predominantly laid to lawn with York Stone Patio for entertaining.

£310,000

# 7 Beech Avenue

Penketh, Warrington, WA5 2UA



- CHARMING EXTENDED SEMI DETACHED
- SOUGHT AFTER SECLUDED LOCATION
- NO ONWARD CHAIN
- LOVELY BAY FRONTED LOUNGE
- COUNTRY STYLE OPEN PLAN KITCHEN/DINER
- USEFUL UTILITY
- DOWNSTAIRS WC
- MODERN WET ROOM
- GOOD SIZE GARDEN WITH ADJACENT FIELD
- DRIVEWAY PARKING

## STORM PORCH

## ENTRANCE HALLWAY

15'5" x 6'6" (4.71 x 2.00)

## LOUNGE

11'10" x 11'11" (3.61 x 3.64)

## OPEN PLAN FAMILY DINING

## KITCHEN

15'6" x 17'8" (4.74 x 5.41)

## UTILITY

6'3" x 4'2" (1.93 x 1.29)

## DOWNSTAIRS WC

3'5" x 4'2" (1.05 x 1.29)

## LANDING

15'3" x 5'4" (4.65 x 1.65)

## MASTER BEDROOM

11'9" x 9'11" (3.59 x 3.04)

## BEDROOM TWO

8'10" x 11'11" (2.71 x 3.65)

## WETROOM

5'4" x 5'9" (1.64 x 1.77)

## LOFT ROOM/BEDROOM THREE

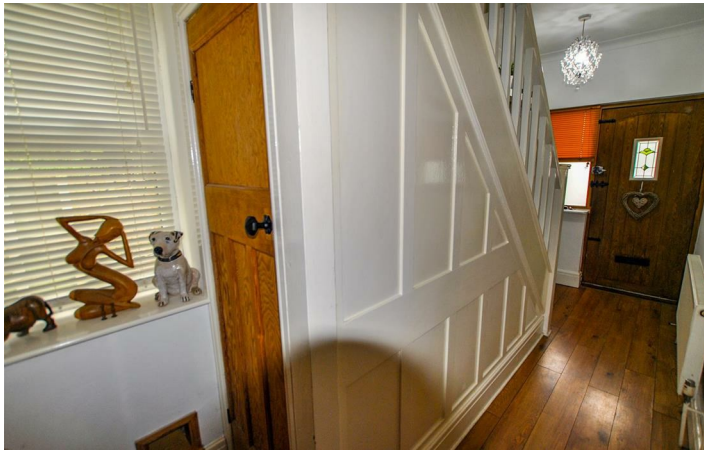
11'5" x 13'6" (3.49 x 4.13)

## OUTSIDE



## Directions

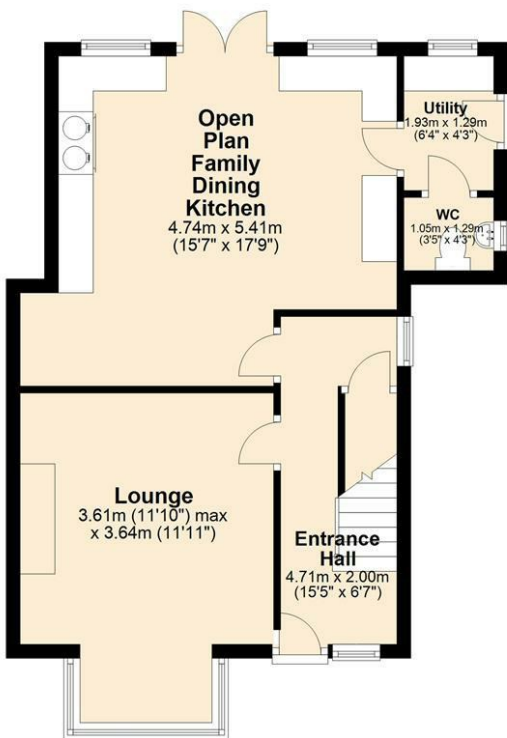
From Warrington Town Centre take the A57/Sankey Way. At the Sankey Roundabout take the 1st exit onto Penketh Road continuing onto the A562. At the roundabout take the 3rd exit onto Farnworth Road/A5080. Turn left onto Cuerdley Road then left onto Beech Avenue where the property can be found at the end on the left hand side clearly visible by our 'For Sale' Board.



# Floor Plan

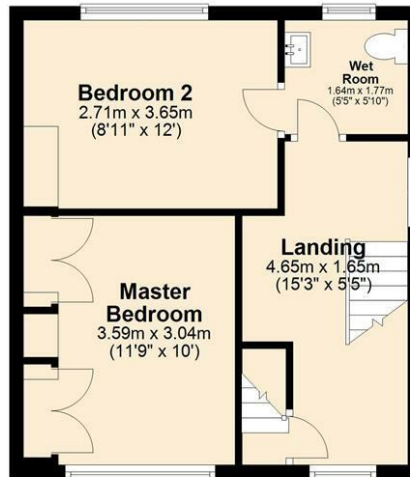
## Ground Floor

Approx. 48.4 sq. metres (521.3 sq. feet)



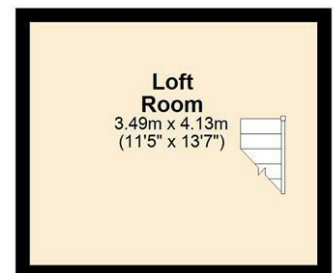
## First Floor

Approx. 35.3 sq. metres (380.0 sq. feet)



## Second Floor

Approx. 14.4 sq. metres (155.1 sq. feet)



Total area: approx. 98.1 sq. metres (1056.4 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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>		63	75
(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	