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Station Road, Warrington WA5

Offers over £360,000

**BELVOIR!**



## Key Features

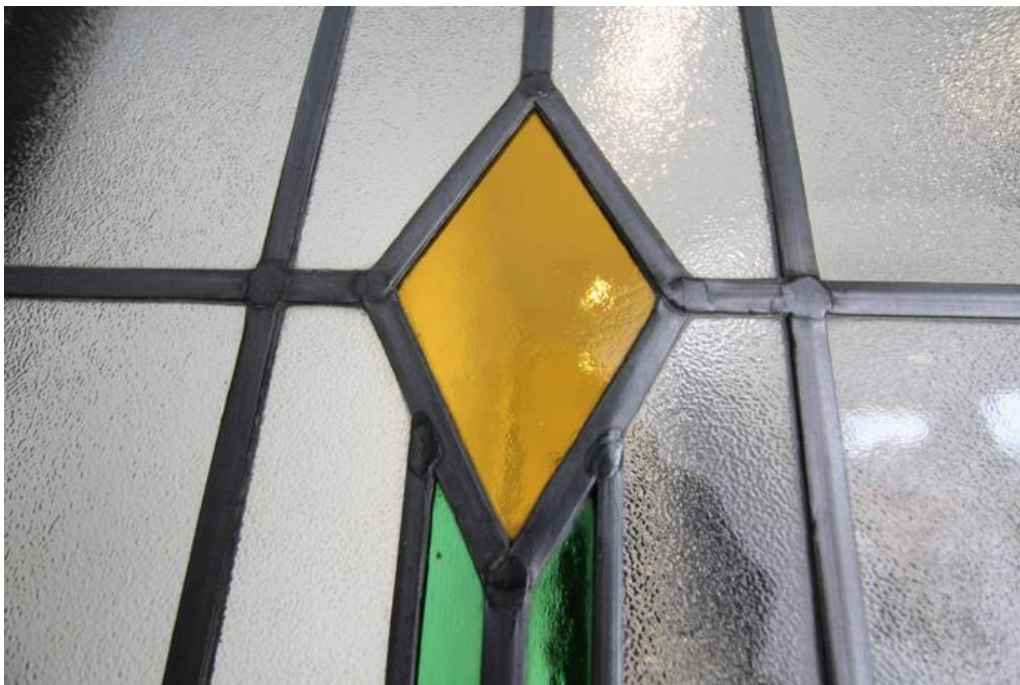
- > FULLY RENOVATED
- > OUTHOUSE WITH BEDROOM & SHOWER ROOM
  - > OPEN PLAN KITCHEN/LIVING
  - > LARGE FAMILY ROOM
  - > BEAUTIFULLY RENOVATED
- > LOW MAINTENANCE GARDEN
  - > Tenure: Freehold
  - > EPC rating D



Unveil the epitome of refined living with this resplendent, fully renovated residence situated in the highly coveted Penketh area of Warrington. This turnkey jewel offers an opulent lifestyle, boasting three sumptuous bedrooms within the main home and an additional elegantly appointed bedroom with a spacious shower room in the meticulously converted outhouse.

As you approach, a newly laid, oversized driveway guides you to the freshly rendered façade of this magnificent home. Upon entry, you are welcomed by a luminous porchway adorned with character windows and exquisite mosaic tile flooring that flows seamlessly into the stately hallway.

The expansive family room, accessible from the hallway, features an exquisite bowed window and an electric feature fireplace, creating an ambiance of warmth and sophistication. The heart of the home is the grand kitchen and living room combination, finished with oversized porcelain tile flooring, backlit built-in shelving, an electric fireplace, and recessed lighting.





The kitchen is a masterpiece of design, with elegant matt cashmere units accented by gold touches. Integrated appliances include a dishwasher, fridge freezer, electric oven, and induction hob, all complemented by pristine white marble effect work surfaces. Tri-fold doors open to the rear garden patio, seamlessly blending indoor and outdoor living.

The ground floor is further enhanced by a convenient WC and under-stair storage.

Ascending to the upper floor, you will find three beautifully appointed bedrooms and a family bathroom. The main bedroom offers a spacious retreat with a stunning bowed window feature. The second bedroom overlooks the serene rear garden, while the third bedroom includes a built-in single bed. The family bathroom is a sanctuary of luxury, featuring floor-to-ceiling porcelain tiles, a P-shaped bath with an overhead rainfall shower, a glass screen, and a built-in vanity-style WC.



Externally, the rear garden has been designed for low maintenance, featuring an expansive brick-paved patio area perfect for entertaining and providing access to the converted outhouse. Additionally you will find outdoor lighting features to the front and rear of the property. Property has been pre wired for the new owner to install an electric car charger should they desire. The driveway wall is also pre wired for the ability to install electric gates.

This gracious home combines charm and elegance with modern amenities tailored to a contemporary family's needs. Additionally, there is a side access point leading to a park at the rear, ideal for dog walking or children's play, enhancing the allure of this exquisite property.



## FRONT

Two storey semi detached.

Pre wiring to front wall for electric gate option. Pre wired to side for electric vehicle charge option.

## PORCH

5'10" x 5'5" (1.8m x 1.6m)

Windows to front aspect. Tiled flooring. Recessed lighting. Power socket outlet.

## ENTRANCE HALL

13'2" x 5'1" (4m x 1.6m)

Frosted glass and wood entry door and windows. Tiled flooring. Understairs storage. Radiator to wall. Recessed lighting.

## FAMILY ROOM

12'8" x 12'5" (3.9m x 3.8m)

Bow window to front aspect. Carpeted flooring. Radiator to wall. Electric feature fireplace.

## WC

2'11" x 2'7" (0.9m x 0.8m)

Frosted window to side aspect. Tiled flooring. Wc and sink combo.

## KITCHEN/LIVING

17'1" x 14'2" (5.2m x 4.3m)

Window and tri fold sliding glass doors to rear aspect. Oversized porcelain tile flooring. Recessed lighting. Built in shelving units with glass shelves and lighting feature. Electric feature fireplace. Fitted with a range of cashmere upper and lower kitchen cabinets with complementing white marble effect work surface. Integrated appliances include fridge freezer, electric oven, induction hob and dishwasher

## STAIRS/LANDING

8'11" x 4'2" (2.7m x 1.3m)

Window to side aspect. Carpeted flooring. Black wooden banister and rail. Recessed lighting. Access point to attic.

## MAIN BEDROOM

12'6" x 11'6" (3.8m x 3.5m)

Bow window to front aspect. Carpeted flooring. Radiator to wall.





## BEDROOM TWO

11'5" x 11'1" (3.5m x 3.4m)

Window to rear aspect. Carpeted flooring. Radiator to wall.

## BEDROOM THREE

8'11" x 6'1" (2.7m x 1.9m)

Window to front aspect. Carpeted flooring. Built-in single bed feature. Radiator to wall.

## BATHROOM

6'10" x 5'10" (2.1m x 1.8m)

Frosted window to rear aspect. Tiled walls and floors. P Shaped bath with overhead shower feature and glass shower screen. WC and vanity sink combination unit. Heated towel radiator. Recessed lighting.

## OUTHOUSE BEDROOM

8'10" x 8'8" (2.7m x 2.7m)

Window to side aspect. Wood effect flooring. Recessed lighting.

## OUTHOUSE SHOWER ROOM

7'8" x 5'4" (2.3m x 1.6m)

Tiled walls and floors. Standalone glass shower stall. Combined wc and sink vanity.

## GARDEN

0'0" x 0'0" (0.00m x 0.00m)

Brick paved patio areas. Artificial lawn. Wooden fencing and gate access to side aspect.

## DISCLAIMER

0'0" x 0'0" (0.00m x 0.00m)

We endeavour to make our property particulars as informative & accurate as possible, however, they cannot be relied upon. We recommend all systems and appliances be tested as there is no guarantee as to their ability or efficiency. All photographs, measurements & floorplans have been taken as a guide only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

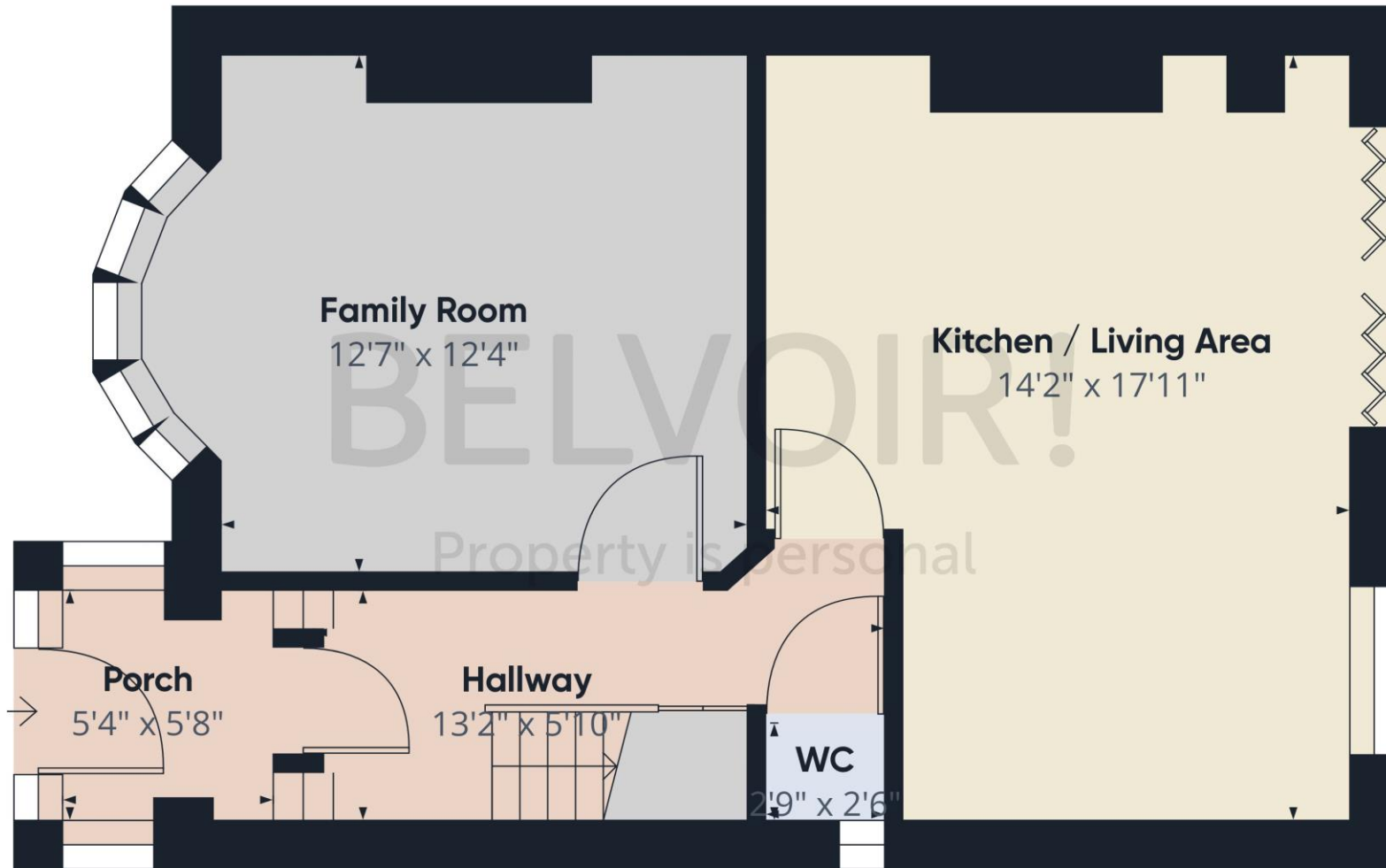
Solicitors should confirm moveable items described in the sales particulars are, in fact included in the sale due to changes or negotiations. We recommend a final inspection and walk through prior to exchange of contracts. Fixtures & fittings other than those mentioned are to be agreed with the seller.







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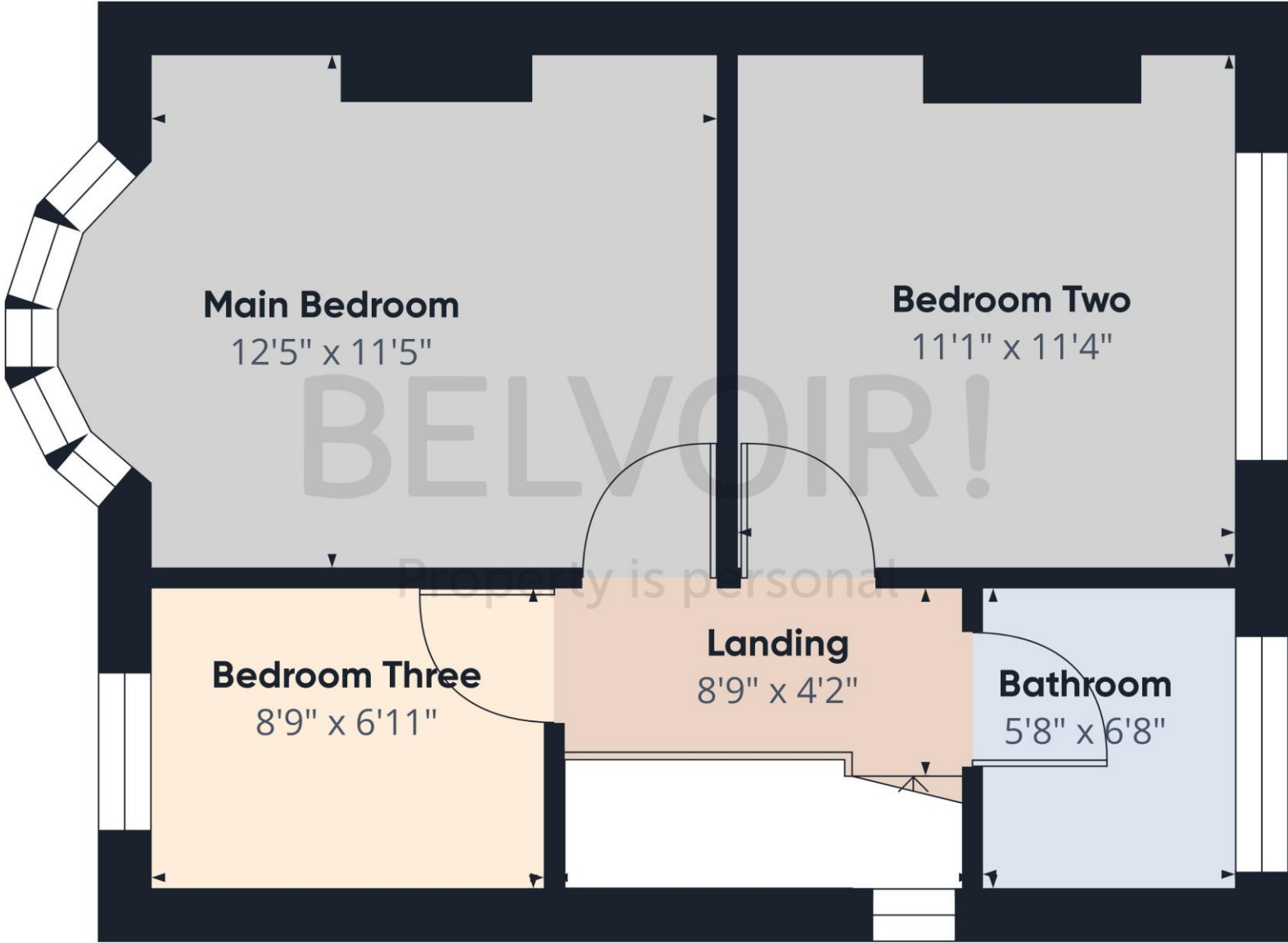


Approximate total area<sup>(1)</sup>  
521.31 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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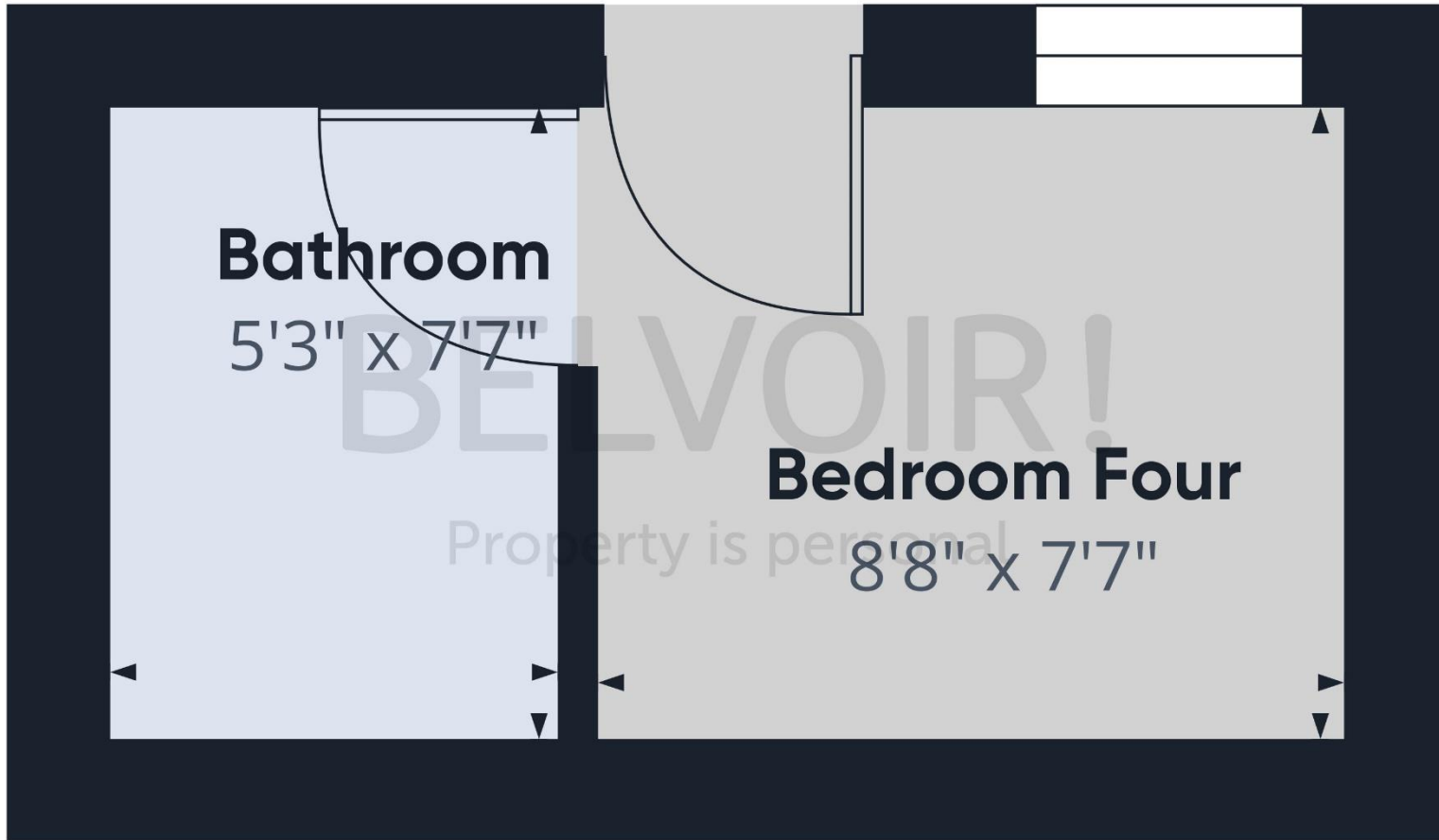


Approximate total area<sup>(1)</sup>  
410 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Approximate total area<sup>(1)</sup>  
109.24 ft<sup>2</sup>

(1) Excluding balconies and terraces

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