



1., Old Village Farm Ferry Lane, Thelwall, Warrington, Cheshire, WA4 2SS

£550,000



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A FANTASTIC OPPORTUNITY TO ACQUIRE A DETACHED HOUSE SITUATED IN A CONSERVATION AREA CLOSE TO LOCAL AMENITIES IN NEED OF MODERNISATION. The house is set well back from the road with a sweeping driveway which leads down the side of the house through the back garden to the detached garage. Hall with cupboard, large reception room to the front with views over the front garden, living room to the rear with dual aspect and patio doors into a sunny conservatory overlooking the large garden. There is a dining kitchen and a staircase from the hall leads up to the landing. Here there are three double bedrooms (most with fitted wardrobes), store and family bathroom. Externally there are large gardens and a detached garage. Prospective purchasers should be aware that the piece of land to the rear of the main garden has recently been sold separately with planning permission for a single storey, 2 bedroom dwelling. THIS DELIGHTFUL PROPERTY WOULD MAKE SOMEONE A GREAT FOREVER HOME.

Description



Situation

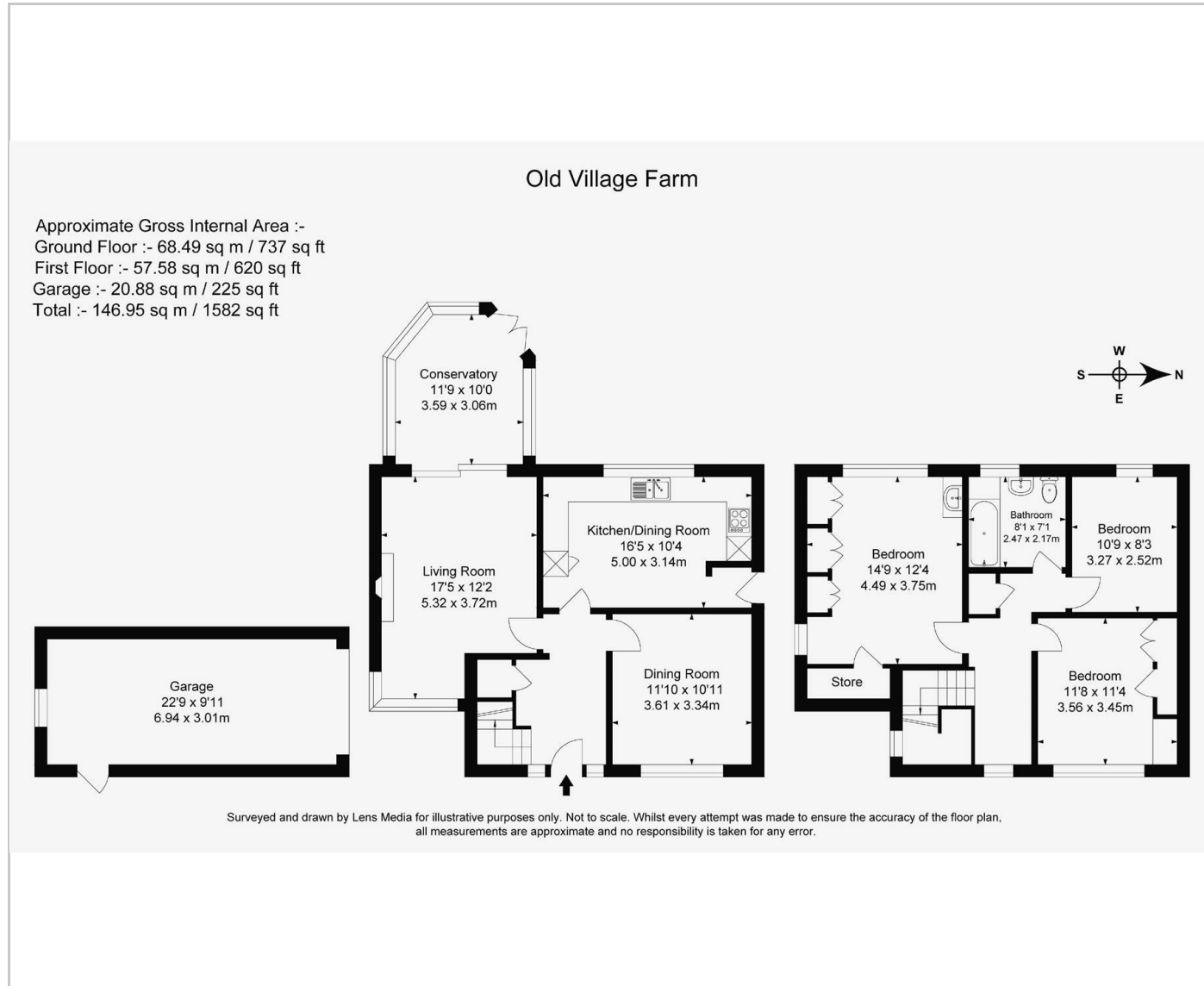


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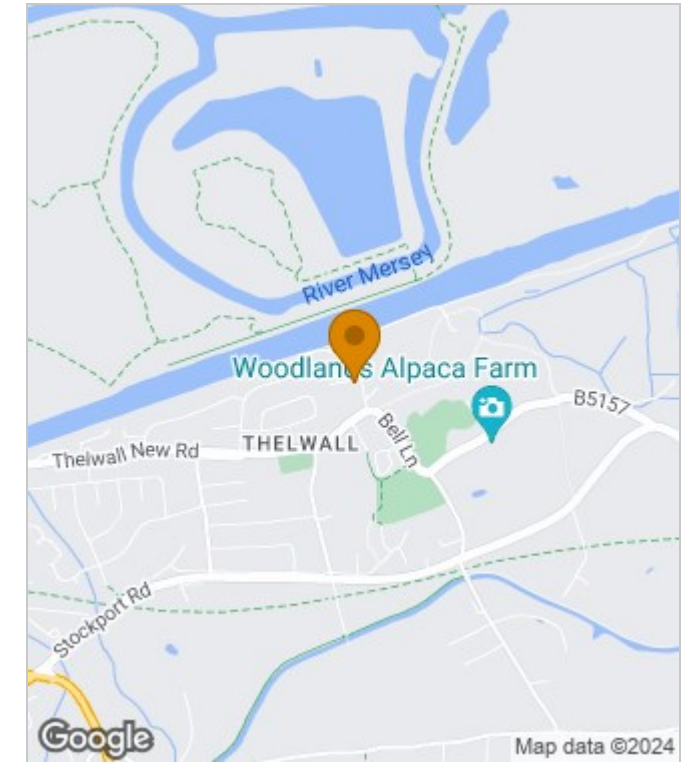
Council Tax Band: F

Available:

Floor Plans



Area Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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.