

12 Thelwall New Road, Thelwall

Warrington

Guide Price £450,000

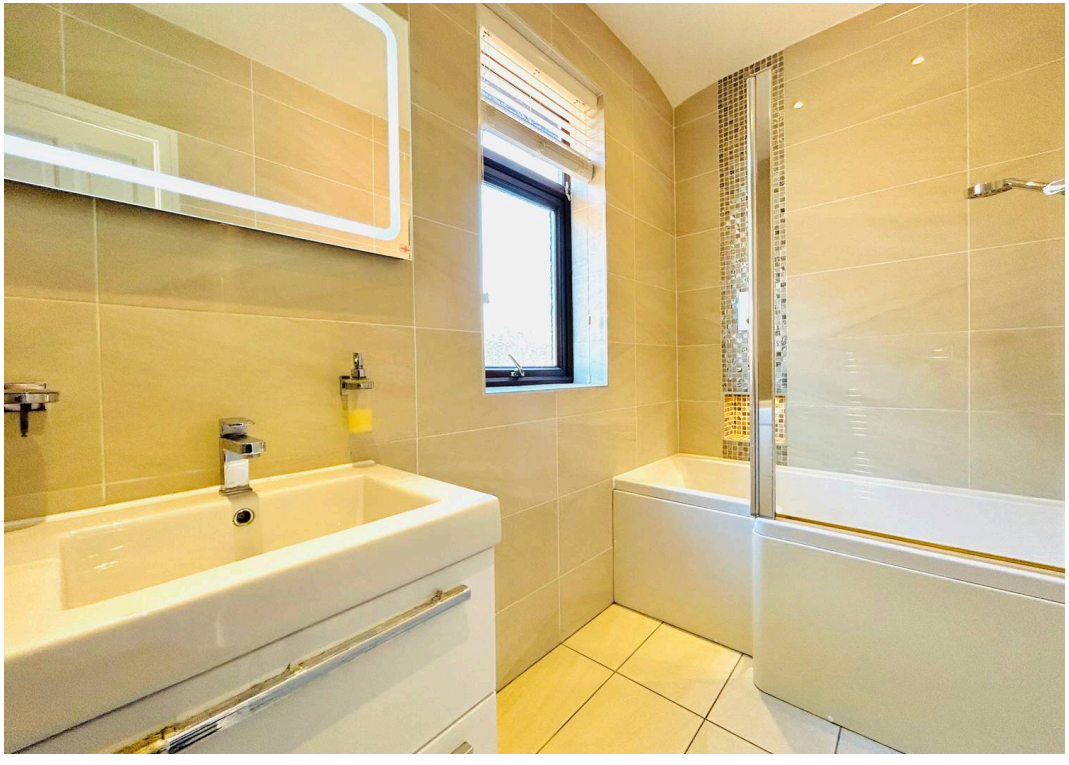
GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY









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Thelwall

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

Set in the heart of Thelwall Village, this three bedroom detached property offers a combination of generous living space, local convenience and the advantage of no onward chain. Within walking distance of local amenities, the property is also within the catchment area for several good primary schools and Lymm High School.

Two reception rooms provide flexibility for everyday living and entertaining, with the bay-fronted reception room featuring a fireplace that creates an attractive focal point. The second reception room offers further space to relax, dine or adapt to suit individual needs. A fitted kitchen includes a built-in double oven, providing a practical setting for preparing meals.

Adding to the accommodation, a spacious conservatory overlooks the rear garden and offers an inviting additional living area. French doors connect this room with the garden, making it easy to enjoy the outlook and move between the indoor and outdoor spaces.

Upstairs, three bedrooms provide accommodation for family life, guests or those seeking a dedicated room for working from home. A contemporary bathroom with a shower bath completes the accommodation, combining a modern finish with everyday practicality.









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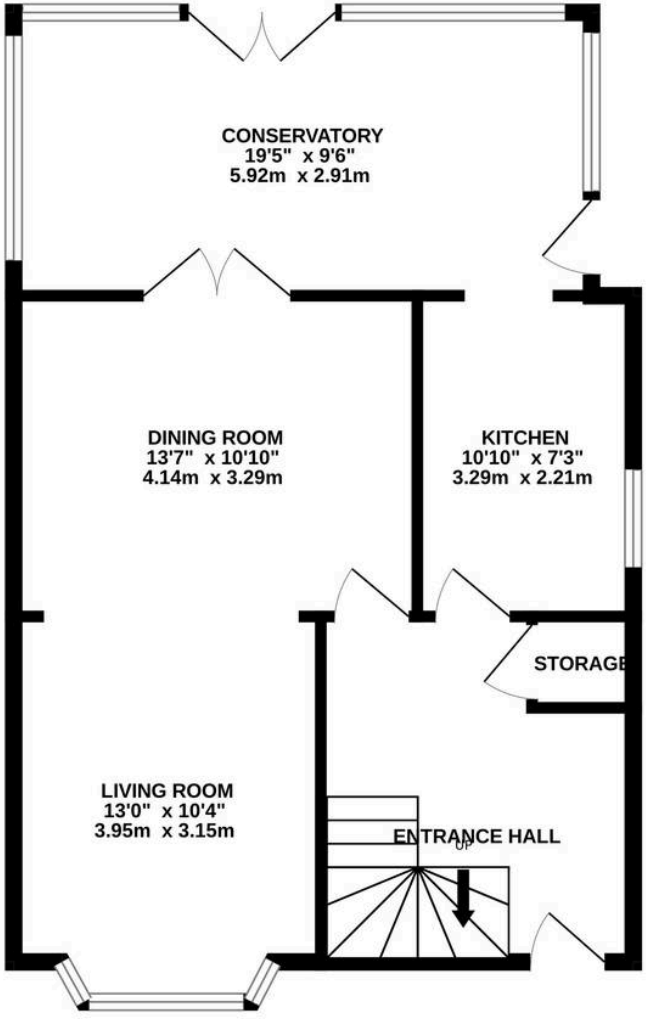
Throughout, the versatile layout offers scope for further improvement (subject to planning application) to enjoy the home in a way that suits your needs and offers fantastic development potential. With its village setting, choice of living spaces and convenient access to amenities and schools, this detached property presents an opportunity for buyers looking to establish a home in Thelwall. Outside, a generous driveway provides off-road parking, offering ample space for multiple vehicles. To the rear, the secure and enclosed garden is mainly laid to lawn, creating an outdoor space that can be enjoyed in a variety of ways. It provides room for children to play, for relaxing outdoors or for spending time with family and friends. The enclosed setting adds to the garden's appeal, while the lawn offers a straightforward space to enjoy and maintain.

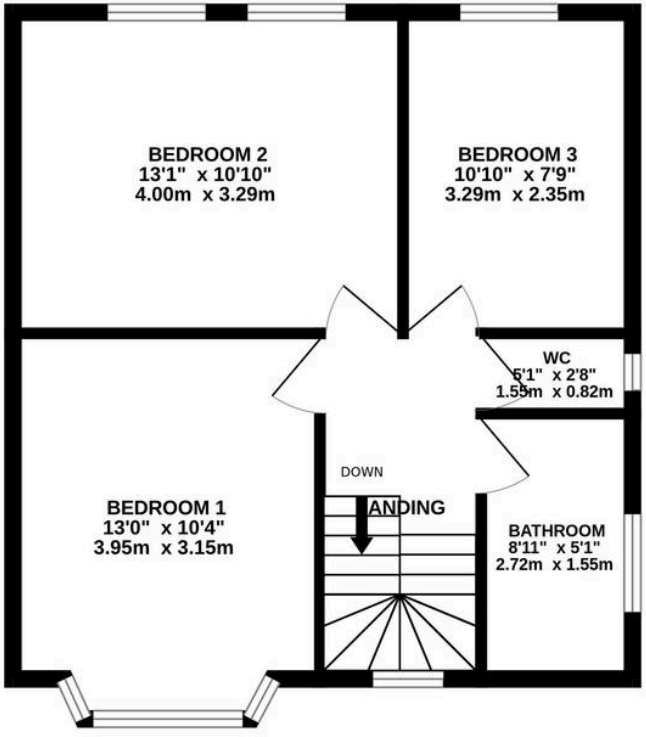
Thelwall borders both Lymm and Grappenhall villages and is considered to be one of the most desirable areas to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community. Thelwall is surrounded by green spaces such as the Trans Pennine Trail, the Bridgewater Canal, and Lymm Dam. Thelwall also offers easy access to Grappenhall village with its beautiful, cobbled streets along with access to three good local primary schools as well as the school bus route to Lymm High School. Local sports and leisure opportunities abound, with numerous pubs, cafes, restaurants and sports clubs, including rugby, tennis and football. With an abundance of local shops within close proximity including convenience stores, coffee shops, chemist, vets and hair and beauty salons. The location is ideal: excellent access to the M6/M56/M60 motorway network puts Manchester, Liverpool, Chester and Manchester Airport within commuting distance.



GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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