



## St. Alban Road, Penketh Warrington

Semi Detached Bungalow • Two Bedrooms • No Onward Chain • Well Maintained Garden • Excellent Potential • Desirable Location • Opportunity for Improvements • Driveway Parking • Freehold Title • Close To Local Amenities



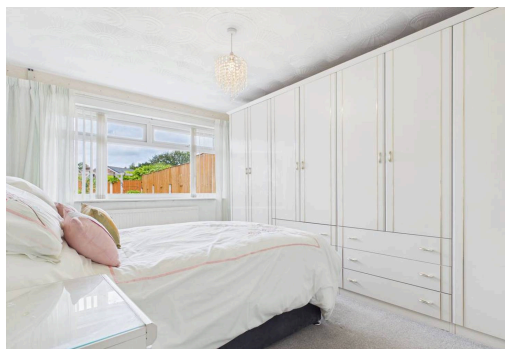
**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

Upon entering this two bedroom semi-detached bungalow, a welcoming entrance hall provides access to all principal rooms. The spacious living room benefits from plenty of natural light, creating a bright and comfortable space for everyday living. The kitchen is fitted with a range of units and offers good storage and workspace. While functional and perfectly usable in its current condition, it would benefit from updating to suit modern tastes and requirements. Leading off the kitchen is a conservatory, currently used as a dining room, which provides additional living space and enjoys views of the garden.

Both bedrooms are good sized, with the principal bedroom offering generous accommodation and the second bedroom providing flexibility as a guest room or home office. The bathroom is fully functional and serviceable, allowing immediate use, although prospective buyers may wish to modernise it as part of any future improvements.



## GARDEN

To the front of the property, a gated entrance leads to a paved driveway providing off-road parking for multiple vehicles. In addition, there is ample parking available for both residents and visitors. The attractive front garden features a well-maintained lawn bordered by a variety of mature plants and shrubs, creating a wonderful first impression.

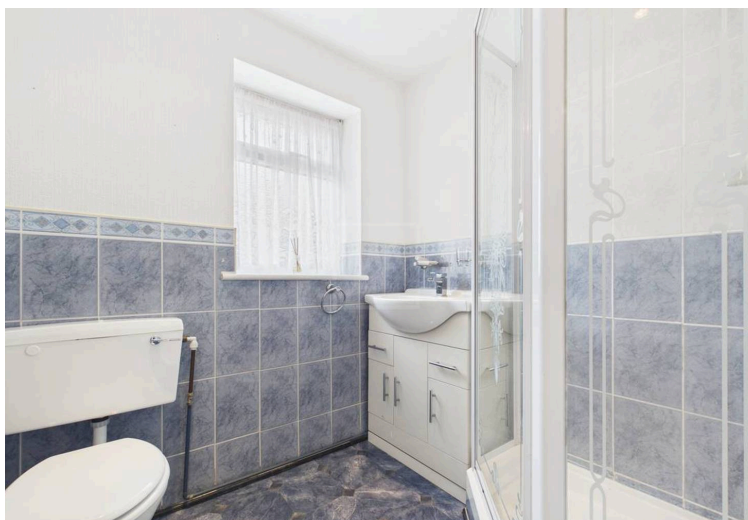
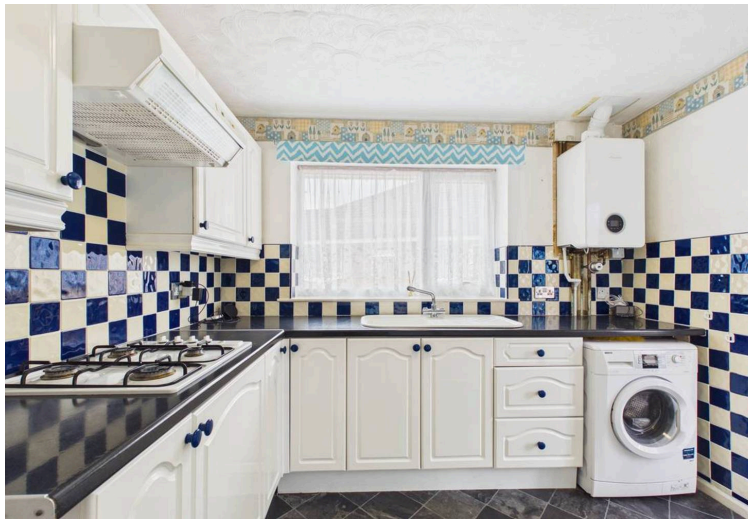
To the rear, the property benefits from a well-maintained garden with access to the garage. The garden offers a pleasant outdoor space to relax and enjoy, while also providing the opportunity for keen gardeners to grow their own fruit and vegetables.

## LOCATION

Penketh is an attractive suburb within easy driving distance to Warrington Town Centre. It is a sought-after area for families. The suburb is home to a selection of cosy pubs, including the Ferry Tavern which sits on the Trans Pennine Trail, making it a popular spot for dog walkers and cyclists. The pub is also home to the annual Glastonferry music festival which is always a sell out event in the community. Penketh benefits from a great range of shops, parks and public transport connections. There is also a leisure centre, library and golf club, meaning residents have a great range of facilities right on the doorstep.

## GENERAL INFORMATION

- › Council Tax band: B
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: C





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### VIEWING ARRANGEMENTS

Viewing is strictly by appointment only. Please use Street or contact us to arrange a viewing.

### CONTENTS, FIXTURES & FITTINGS

Not included in the asking price. Items may be available under separate negotiation.



**Note:** These sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.



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