Grange Drive, Penketh

Warrington, Cheshire

Three Bedrooms • Charming Garden • Driveway Parking • Desirable Location • Light And Airy • Beautifully Presented • Freehold Title • Garage With Electric • Modern Interiors • Semi-Detached

Mark Antony
SALES & LETTING AGENTS

SCAN ME!

INTERIOR

As you step into this delightful home, you are welcomed by a bright and airy living room, creating the perfect space to unwind and relax after a busy day. Flowing seamlessly through the property, you will discover the beautifully presented kitchen and dining area, complete with sleek modern finishes and integrated appliances. This inviting space is ideal for preparing delicious home-cooked meals and enjoying quality time together as a family. The property also benefits from a practical utility area, adding further convenience to everyday living.

Ascending to the first floor, you will find three generously sized bedrooms, each offering comfortable and versatile accommodation. The bedrooms are served by a well-positioned family bathroom. Completing the home is an abundance of storage space throughout, ensuring practicality meets style at every turn.

GARDEN

To the rear of the property is a beautifully landscaped garden, providing the perfect setting for entertaining family and friends or simply relaxing and enjoying the summer sunshine. With ample space for outdoor seating and alfresco dining, it's an ideal spot for hosting barbecues. To the front, a private driveway offers convenient off-road parking and added peace of mind.

DISCLOSURE OF PERSONAL INTEREST

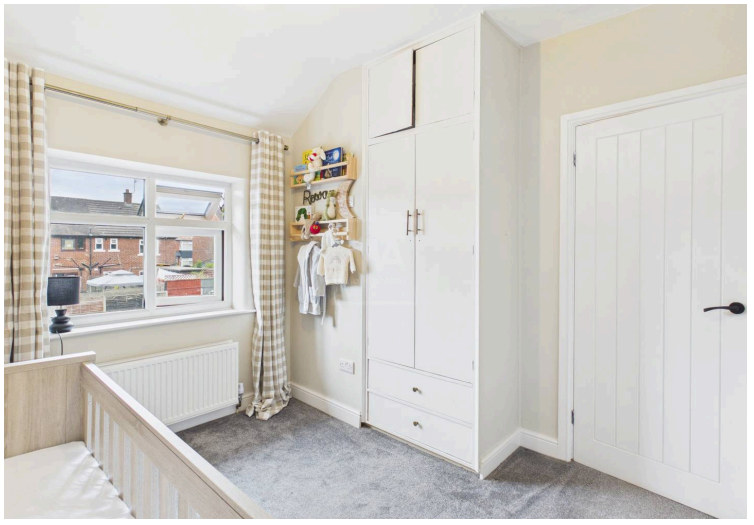
In accordance with the Estate Agents Act 1979 and our commitment to transparency, we disclose that the owner of this property is an associate to Mark Antony Estates.

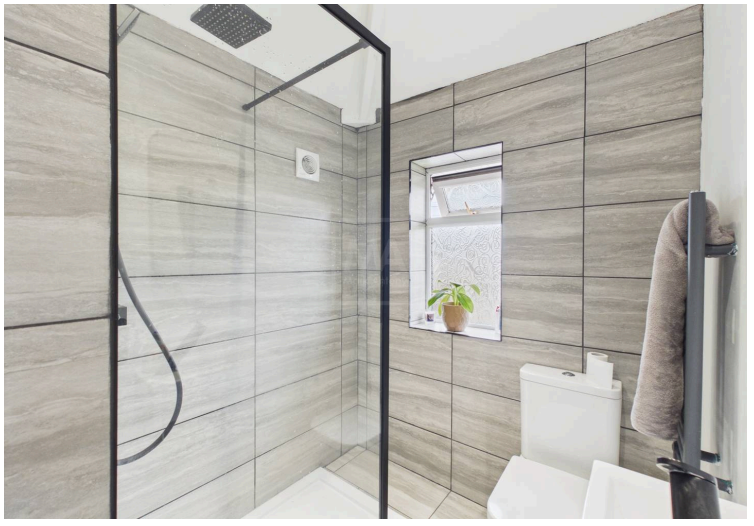
LOCATION:

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: D





Tel: 01925 267070
Web: www.MarkAntonyEstates.com
Email: Office @ MarkAntonyEstates.com

Approximate total area(1)
681 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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