



Beech Avenue, Thelwall  
Warrington

Offers Over £300,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# 12 Beech Avenue

Thelwall, Warrington

Council Tax band: C

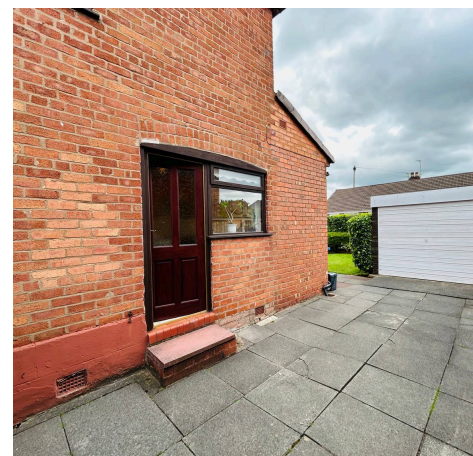
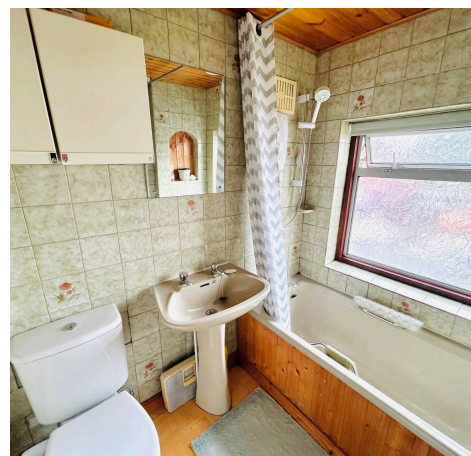
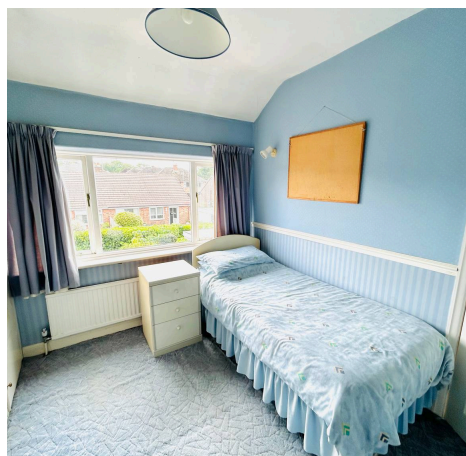
Tenure: Leasehold Remaining term: 917

EPC Energy Efficiency Rating: TBC

This well presented three bedroom semi-detached property offers an ideal opportunity for families and professionals alike with fantastic scope for further enhancement. The quiet cul-de-sac location nestled in the heart of Thelwall which offers fantastic access to local transport links, amenities and local village shops. The property sits perfectly in a tucked away position, just a short walk away from highly regarded primary schools as well as a direct bus route to Lymm High School.

The property features two reception rooms, a spacious lounge, and a separate dining room, fully fitted kitchen, providing flexible living space. Upstairs, there are three well proportioned bedrooms, two double, one single and a family bathroom with shower over bath.

Outside, the property benefits from an enclosed private garden, a detached single garage and driveway provide ample off road parking, ensuring convenience for multiple vehicles. The garden is mainly laid to lawn with mature borders and a paved patio area. Side access leads to the rear, and there is further scope to landscape or add additional features to the garden space if desired.



## 12 Beech Avenue

Thelwall, Warrington

This property presents a fantastic opportunity to secure a family home with versatile outdoor space. Beech Avenue also presents excellent potential to extend or improve the property, subject to the necessary permissions, allowing you to create your perfect home.

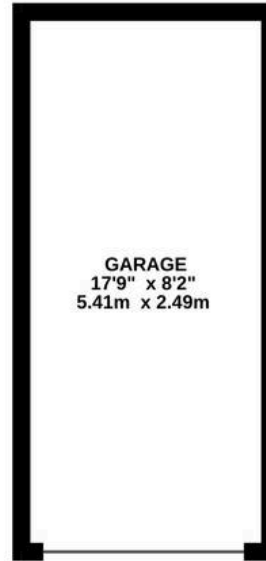
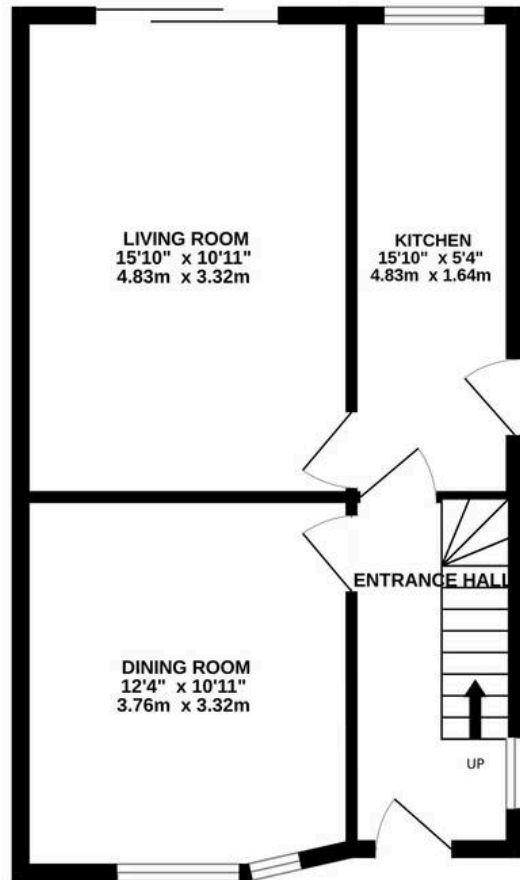
Thelwall borders both Lymm and Grappenhall villages and the area is considered to be one of the most desirable areas to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community. Thelwall is surrounded 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.

Thelwall affords 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.

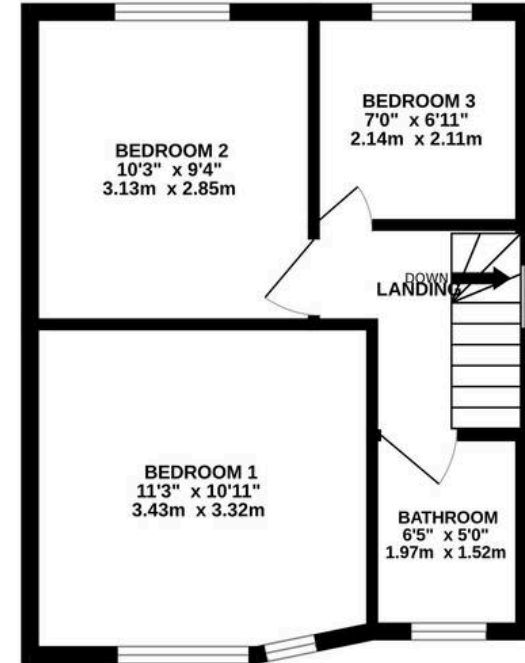
With an abundance of local shops within close proximity including convenience stores, coffee shops, chemist, vets and hair and beauty salons. The location is ideal: excellent access to the M6/M56/M60 motorway network puts Manchester, Liverpool, Chester and Manchester Airport within commuting distance. Warrington Bank Quay is the closest Intercity link to London Euston.



GROUND FLOOR  
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.1 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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