



Phythian Crescent, Penketh Warrington, Cheshire

Semi Detached • Large Private Driveway • Freehold Title • No Onward Chain • Three Bedrooms • Generous Garden • Excellent Location • Close To Local Amenities • Ample Living Space • Move In Ready



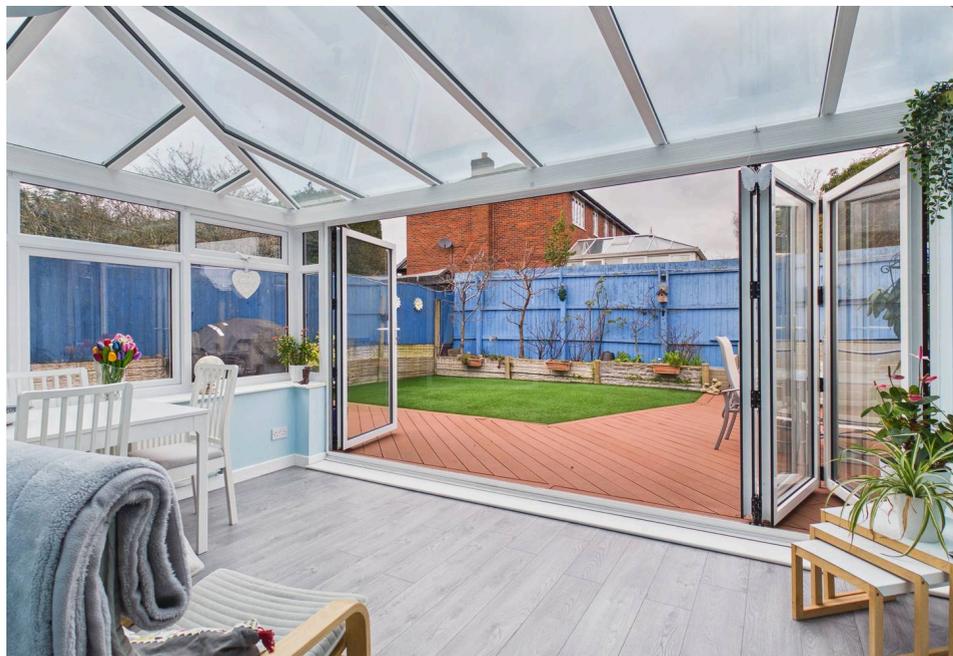
Mark Antony
SALES & LETTING AGENTS



INTERIOR

Entrance to the property is through a welcoming hallway that leads into the bright and spacious lounge. The lounge features a large window that fills the room with natural light, along with French doors that open through to the kitchen. The modern kitchen is fitted with a range of integrated appliances, offering ample worktop space and generous storage. It flows seamlessly into the conservatory, creating an ideal space for entertaining guests. The conservatory provides a versatile second reception room or dining area, with convenient access to the garden. A glass roof floods the space with natural light, while tri-fold doors create a seamless connection between indoor and outdoor living—perfect for entertaining during the warmer months.

Upstairs, the property offers three well-proportioned bedrooms. Bedrooms one and two both benefit from built-in wardrobes, enhancing the home's practicality and storage.



Completing this floor is a sleek, contemporary three-piece bathroom that has been thoughtfully upgraded and features a walk-in shower—ideal for relaxing at the end of the day. The loft has also been converted, creating an additional multi-functional space with a wealth of potential, whether used as a home office, hobby room, or occasional guest area.

EXTERIOR

The rear garden has been thoughtfully designed to create a low-maintenance yet highly functional outdoor space, perfect for relaxing or entertaining. Beyond the decking, the garden features a neatly presented lawn, offering year-round greenery with minimal upkeep. The garden is privately positioned to catch the sun all day with an additional patio space providing the perfect spot for further seating. To the front, a larger than average driveway provides ample off road parking for occupants and guests with the addition of a well maintained front lawn and mature shrubbery adding charm to the property.



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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