



**GASCOIGNE  
HALMAN**

DUNMOW ROAD, THELWALL

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THE AREAS LEADING ESTATE AGENT



## DUNMOW ROAD, THELWALL

**Offers Over £335,000.00**

Situated on a generous corner plot in the desirable area of Thelwall, Warrington, this beautifully presented three bedroom semi-detached house offers an excellent opportunity for comfortable family living. Lovingly renovated by the current owners, the property combines modern convenience with charming character features.

Situated on a large corner plot

Generous, lawned gardens surrounded by mature trees

Detached single Garage

Huge scope for further development (subject to planning approval)

Lovingly renovated by the current owners

Easy access to M6/M56 Motorway network

Open plan living space



#### DESCRIPTION

The accommodation briefly comprises of a spacious living room with a feature stone fireplace, fully fitted kitchen/dining area alongside a large conservatory that provides ample natural light and a versatile additional living space.

Externally, the property benefits from a private, south facing garden surrounded by mature trees offering brilliant privacy to the outside space. Additionally, there is a detached single garage and driveway providing practical storage and parking to the front of the property.

With one well appointed family bathroom and three good sized bedrooms, two double and one single, this freehold property is well suited to a wide range of buyers.

Furthermore, there is significant potential for further development and extension with the substantial plot which is naturally subject to planning approval by the local authority .

Conveniently located with easy access to the M6 motorway network, the property is close to the amenities of Grappenhall, Stockton Heath, and Lymm, making it an ideal choice for commuters and families alike.

Offered with a guide price of £335,000, this exceptional property represents a rare opportunity to acquire a beautifully maintained home in a sought-after location. Early viewing is highly recommended.

#### DIRECTIONS

SAT NAV: WA4 2HJ

#### LOCATION

Thelwall in close proximity to Lymm is considered to be one of the most desirable places 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 TransPennine Trail, the Bridgewater Canal, and Lymm Dam. Thelwall also offers easy access to Grapenhall village hosting beautiful cobbled streets with an abundance of local shops within close proximity, which include two convenience stores, coffee shops, chemist, vets 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.

The Metrolink to Manchester can be accessed via the Altrincham interchange and Warrington Bank Quay is the closest Intercity link to London Euston. Thelwall affords access to three good local primary schools as well as the school buss route to Lymm High School. Local sports and leisure opportunities abound, with numerous pubs, cafes, restaurants and sports clubs, including rugby, tennis and football

#### TENURE

Freehold

#### LOCAL AUTHORITY

Warrington Borough Council : Tax Band C

#### ENERGY PERFORMANCE RATING

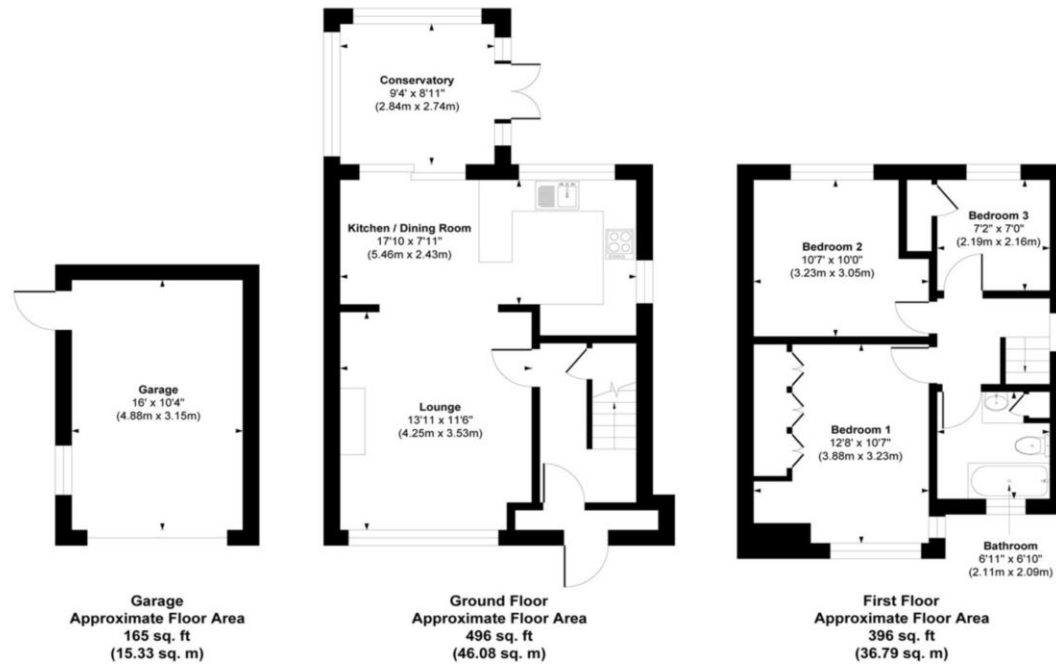
Rating C

#### VIEWING

Viewing strictly by appointment through the Agents.

#### SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.



**Approx. Gross Internal Area 1057 sq. ft / 98.20 sq. meters (Including Garage)**

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only, and are not to scale. No responsibility is taken for any errors, omission, mis-statement or use of data show.

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