



Warrington Road, Penketh Warrington

Detached Family Home • Five Bedrooms • Beautifully Presented • Freehold Title • Open Plan Family Room •
Excellent Location • Generous Plot • Double Garage • Stunning Garden • Four Bathrooms



Mark Antony
SALES & LETTING AGENTS

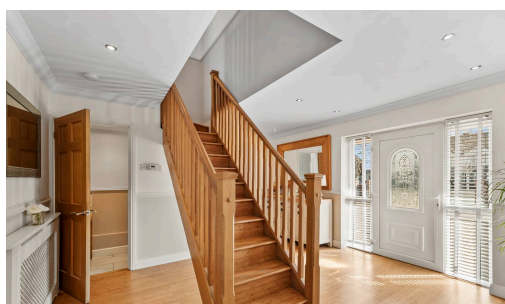
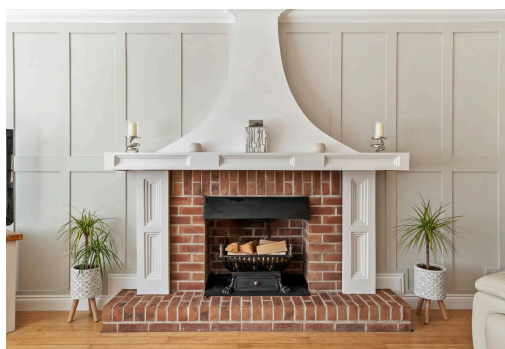


INTERIOR

Entrance to this exquisite home is welcomed via an impressive, spacious hallway that immediately sets the tone for the refined interiors beyond. To the left, the elegant lounge is enhanced by a generous bay window, allowing natural light to pour in, while a striking feature fireplace provides a warm and inviting focal point. Internal doors open seamlessly into the extended family room, an exceptional space designed for modern living, complete with a full-length media wall, overhead skylights, and bi-fold doors that lead out to the garden—perfectly blending indoor and outdoor entertaining. At the heart of the home lies a beautifully appointed kitchen, showcasing stylish finishes and a substantial central island that serves as both a functional workspace and social hub. The kitchen is further complemented by a range of integrated appliances, extensive storage, generous worktop space, and an impressive oversized log burner, creating an ideal setting for both everyday family life and hosting guests. The ground floor also benefits from a large utility room offering ample storage, a convenient



W.C., and a versatile second reception room, currently arranged as a dining area but equally suited to a variety of uses. Upstairs, the property continues to impress with a spacious landing leading to five well-proportioned bedrooms. Each bedroom is bathed in natural light and features its own private three-piece en suite with automatic lighting, enhancing the sense of luxury throughout. Bedrooms three and four include built-in wardrobes, while bedroom five provides an ideal home office space. Bedroom two boasts a sleek en suite shower room along with the added benefit of a walk-in dressing room fitted with extensive wardrobe storage and automatic lighting. The principal bedroom is a true centrepiece, offering generous proportions alongside a beautifully designed walk-in dressing room complete with fitted storage and automatic lighting. A luxurious four-piece en suite bathroom with high-quality, contemporary finishes completes this exceptional retreat.



EXTERIOR

The garden is generously proportioned and thoughtfully designed, featuring an expansive decking area that connects seamlessly with the interior living space. There is ample room for outdoor furniture, creating the perfect setting for hosting guests or enjoying sunny days in comfort. A low-maintenance lawn enhances the sense of greenery, complemented by a paved surround, while mature shrubs and well-planted borders line the fencing, adding both privacy and visual appeal. The garden enjoys a private aspect and provides direct access to the double garage. The garage itself is equipped with lighting and offers excellent additional storage, with clear potential for conversion into a detached annex, subject to the necessary consents. To the front, the property is further enhanced by a substantial driveway providing off-road parking for multiple vehicles, framed by established shrubbery that adds to the home's attractive kerb appeal.

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.

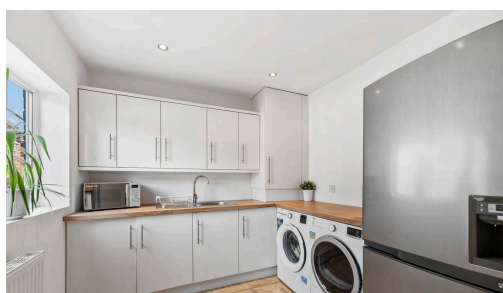


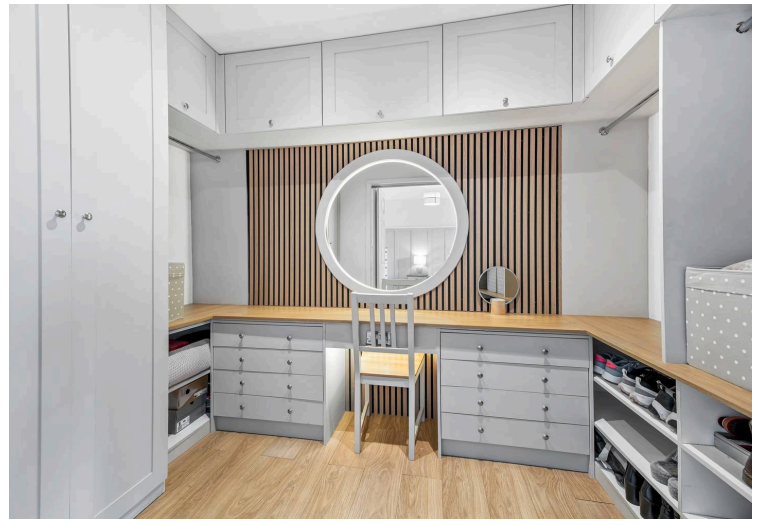
GENERAL INFORMATION

Council Tax band: E

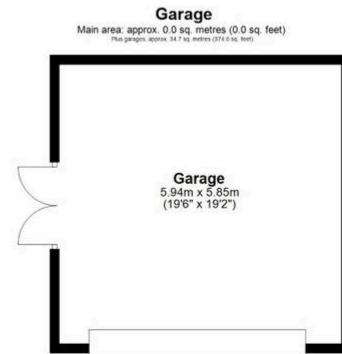
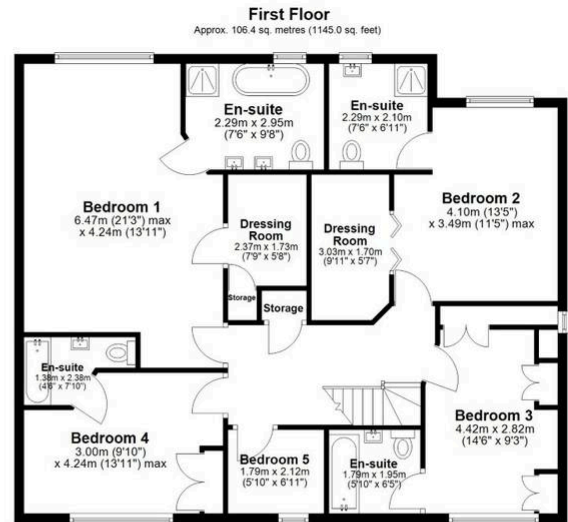
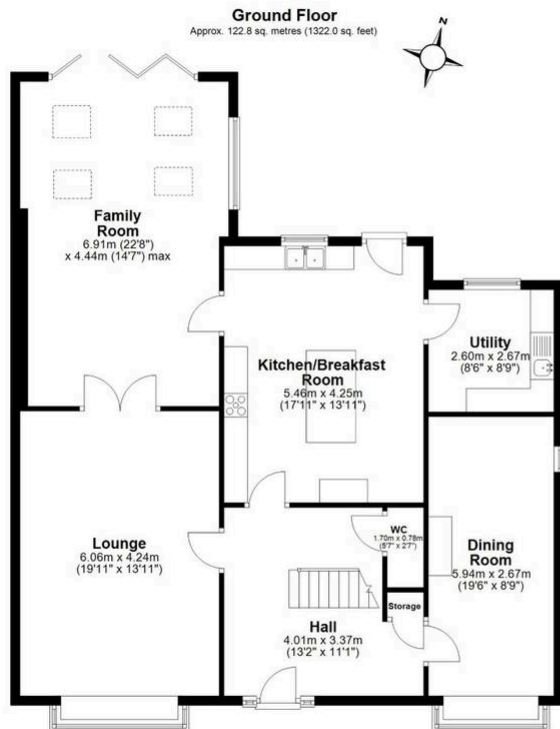
Tenure: Freehold

EPC Energy Efficiency Rating: TBC









Main area: Approx. 229.2 sq. metres (2467.0 sq. feet)
Plus garages, approx. 34.7 sq. metres (374.0 sq. feet)

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.