



Station Road, Penketh Warrington, Cheshire

Two Bedrooms • Large Garden • Freehold • Close to Local Schools • First Time Buyers
• Close to Local Amenities • Fabulous Location • Modern Interior • Parking Available • Ready to Move Into



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

Step inside this charming home and you're welcomed into a bright and inviting lounge, offering the perfect space to relax and unwind after a long day. Flowing seamlessly through, the separate dining room provides an excellent setting for family meals, entertaining guests, or hosting special occasions.

To the rear of the property, the kitchen is well-positioned and thoughtfully designed, offering ample storage and workspace for everyday cooking and meal preparation. Completing the ground floor is a conveniently located family bathroom, fitted with everything needed for modern living.

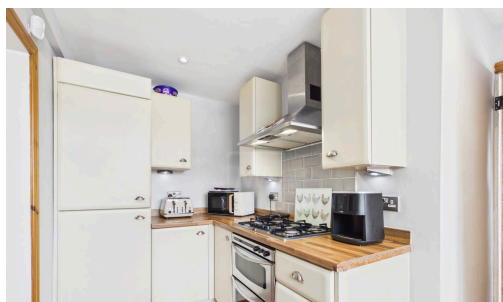
Upstairs, the property boasts two well-proportioned bedrooms. The generous principal bedroom provides a peaceful retreat, while the second bedroom offers versatility and could be used as a guest room, nursery, dressing room, or home office depending on your needs.

Combining comfortable living spaces with practical accommodation, this lovely home offers a warm and welcoming feel throughout, making it an ideal choice for first-time buyers.



GARDEN:

The generous rear garden offers a fantastic outdoor space, featuring a combination of lawn and stone areas that are perfect for both relaxing and entertaining. Enclosed by mature hedging, the garden enjoys a good degree of privacy and a pleasant green outlook. Further benefits include off-road parking for multiple vehicles and a double garage, providing excellent storage and additional parking options. A wonderful outdoor space that complements the home's attractive and practical accommodation.

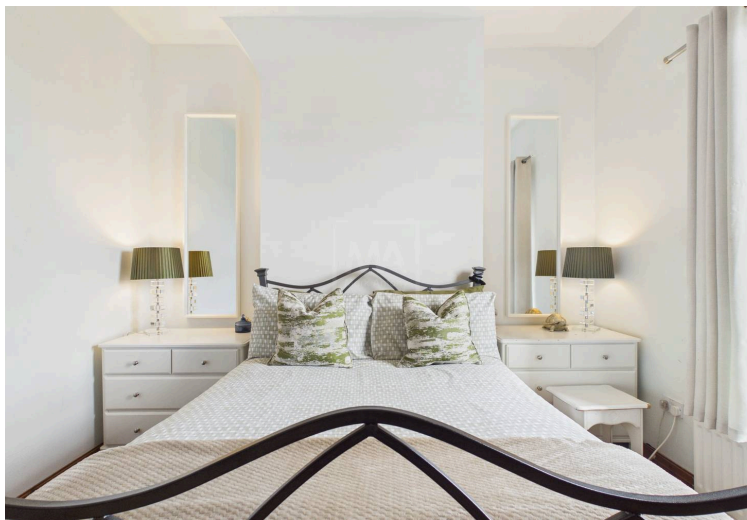
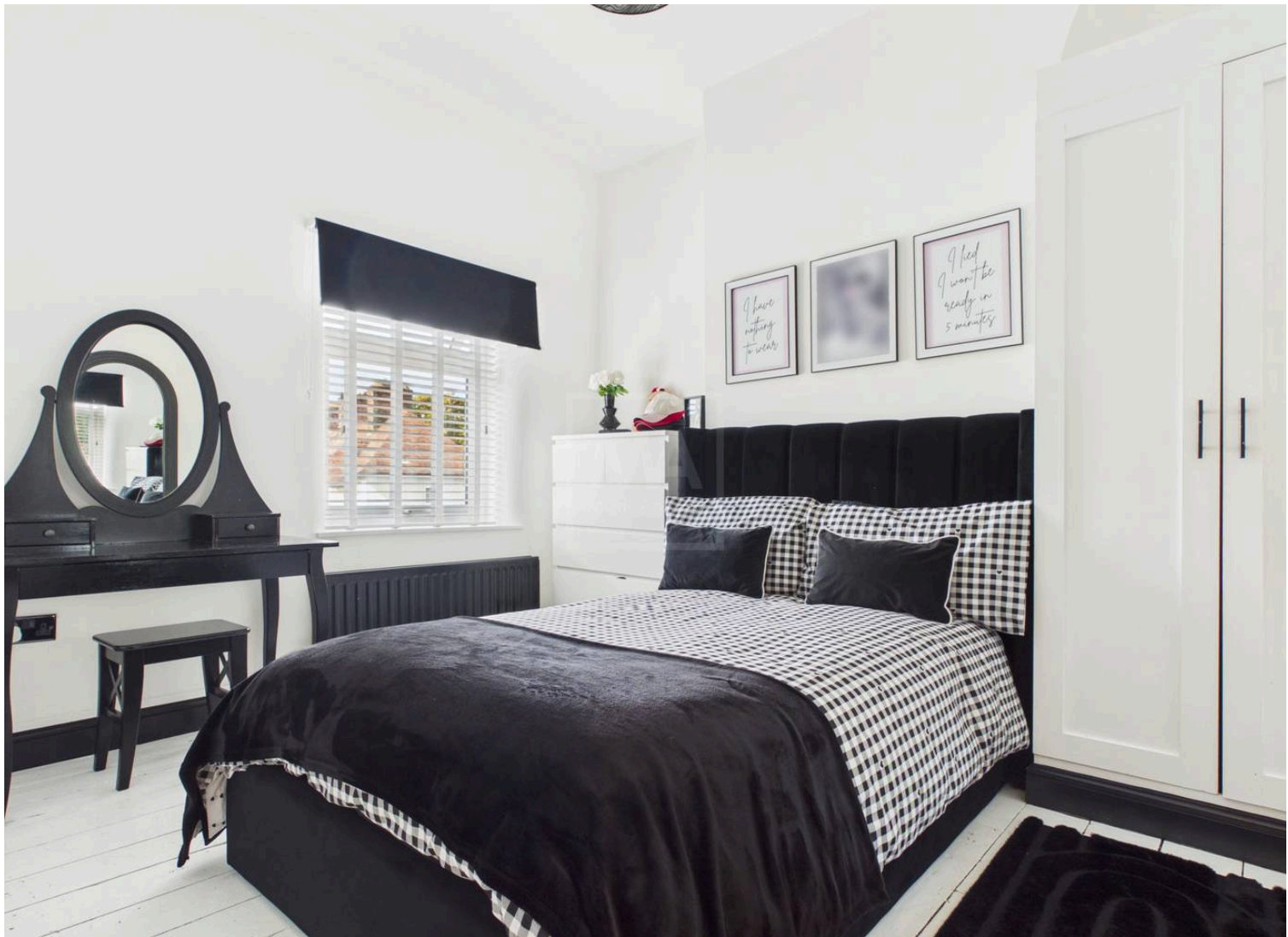


LOCATION

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: A
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: D





Tel: 01925 267070

Web: www.MarkAntonyEstates.com

Email: Office @ MarkAntonyEstates.com



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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