



13 Babbacombe Road, Penketh Warrington, Cheshire

Semi Detached Bungalow • Loft Room • Two Bedrooms • Open Plan • South Facing Garden • Excellent Location
• Close To Local Amenities • Private Driveway • Detached Garage • Move In Ready



Mark Antony
SALES & LETTING AGENTS

SCAN
ME!



INTERIOR

The ground floor features a bright and welcoming lounge/dining room, complete with a charming log burner that creates a cosy focal point. French doors open out to the rear, providing lovely views over the garden and allowing plenty of natural light to flood the space—perfect for both relaxing evenings and entertaining guests. The adjoining kitchen is thoughtfully arranged with ample worktop and storage space, positioned to the rear of the property to also benefit from views to the garden.

There are two well-proportioned bedrooms. Bedroom One is a particularly generous principal room, while bedroom two makes an ideal guest room, nursery or home office. A modern family bathroom and central hallway complete the ground floor layout. Upstairs, the substantial loft room offers excellent additional flexible space, ideal as a home office, hobby room or occasional guest accommodation, complemented by a separate storage area.



EXTERIOR

The rear garden is South facing and enjoys the sun throughout the whole day. A generous paved patio provides the perfect space for outdoor dining and seating, with ample room for garden furniture and summer gatherings. The patio leads onto a well-maintained lawn, offering a pleasant open aspect. Raised timber planters and established borders add character and greenery, while fencing to the boundaries ensures privacy and a secure environment.

The property also benefits from ample off road parking as well as a detached garage providing useful parking or further storage options.



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.

Council Tax band: B

Tenure: Leasehold

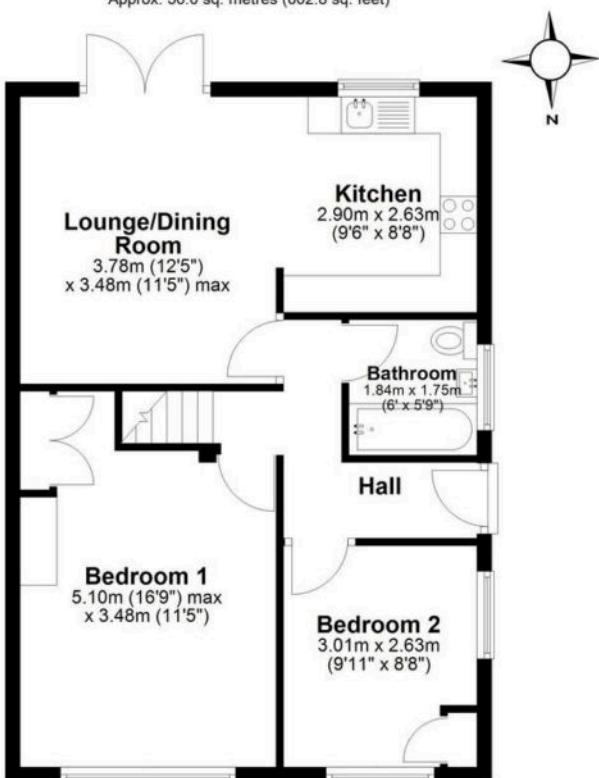
EPC Energy Efficiency Rating: D





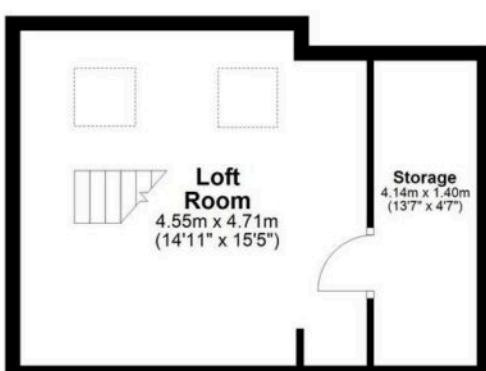
Ground Floor

Approx. 56.0 sq. metres (602.8 sq. feet)



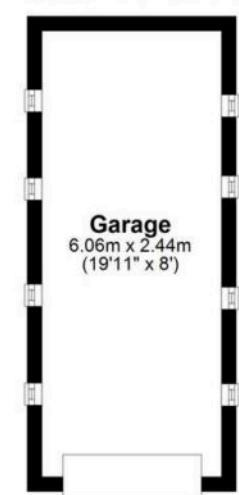
Loft Room

Approx. 27.2 sq. metres (293.2 sq. feet)



Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)



Main area: Approx. 83.2 sq. metres (896.0 sq. feet)

Plus garages, approx. 14.8 sq. metres (159.2 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.

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.