



Stockport Road, Thelwall Warrington, Cheshire

Three Bedrooms • Extensive Garden • Modern Decor • Family Home • Sought After Location • Stunning Home
• Close to Lymm High School • EV Charging Point • Ready to Move Into • Wonderful Views



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

A beautifully presented semi-detached family home, finished to a high standard throughout. Falling within the catchment area for Lymm High School, the property offers generous and versatile accommodation, perfectly suited to modern family living.

The heart of the home is the stunning open-plan kitchen, thoughtfully designed with both everyday living and entertaining in mind. Fitted with a range of integrated appliances, the space is centred around a stylish island, creating a superb social hub with additional workspace and informal seating, ideal for modern family life. This impressive area flows seamlessly into the main living space, which is bathed in natural light thanks to the addition of sliding doors, effortlessly connecting the indoors with the outside. Completing the ground floor is a WC, this layout has been thoughtfully designed to maximise space and light.

Upstairs, the property continues to impress with well-proportioned bedrooms. Both bedrooms one and two offer integrated wardrobes.



Situated on Stockport Road, the property enjoys a prime position with excellent access to reputable local schools of Lymm, everyday amenities, Warrington town centre and transport links, making it an ideal choice for families and commuters alike.

GARDEN:

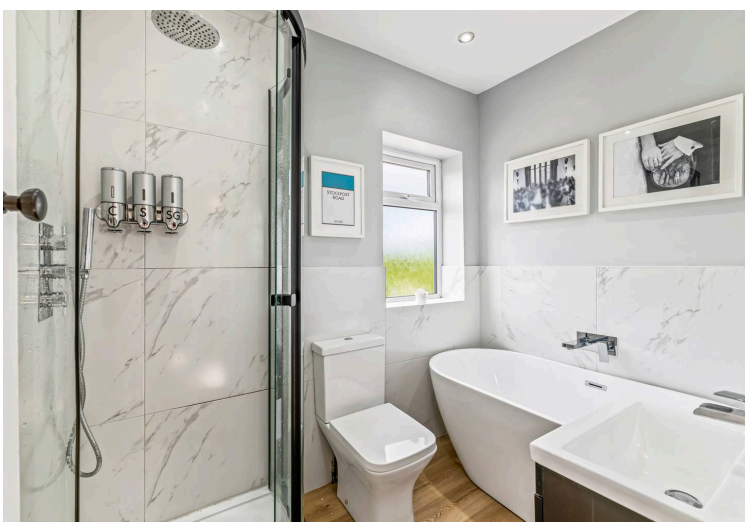
To the rear, the property enjoys a private and thoughtfully landscaped garden, providing a wonderful extension of the living space and perfectly complementing the home's open-plan design. With sliding doors opening directly from the main family area, the garden feels like a natural continuation of the home—ideal for summer entertaining or relaxed weekends. Benefiting from a favourable aspect, the garden also enjoys the evening sun, creating a lovely setting to unwind and enjoy sunsets at the end of the day. To the front, the property offers driveway parking along with a practical EV charger.

LOCATION

Thelwall is a picturesque suburb, nestled south of the Manchester Ship Canal. The area is surrounded by attractive parkland, canals and streams which provide scenic walking, cycling and running routes. There is also a selection of cosy pubs in the village, perfect for post-walk lunches. The area is popular with families, as it boasts a selection of excellent schools and benefits from a great range of day nurseries. The M6 is just a few minutes' drive from Thelwall, making it a popular location for those who commute to nearby towns and cities.

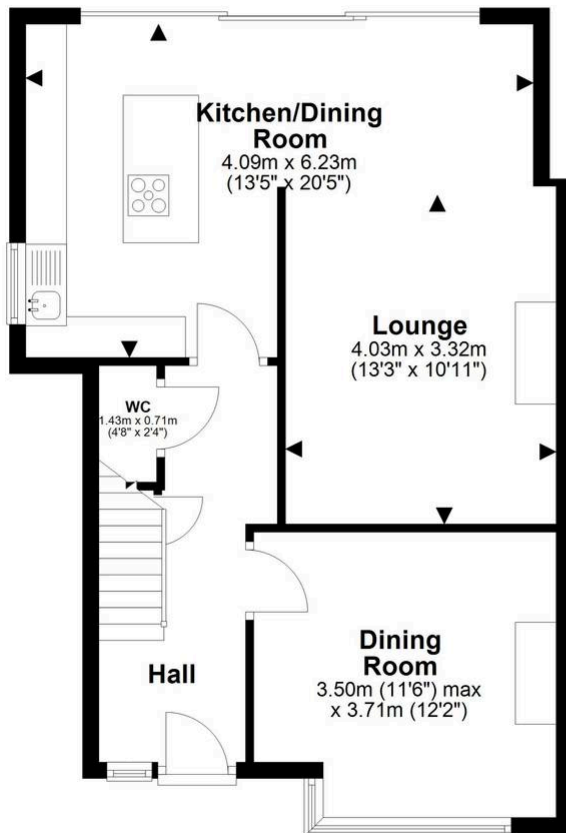
GENERAL INFORMATION

- › Council Tax band: C
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: C



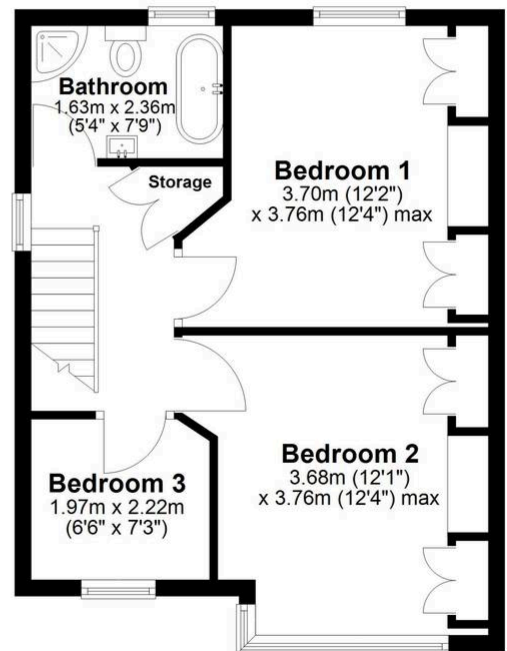
Ground Floor

Approx. 55.8 sq. metres (600.6 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.2 sq. feet)



Total area: approx. 95.9 sq. metres (1031.8 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.