



**GASCOIGNE
HALMAN**

FERRYSIDE, THELWALL, WARRINGTON

THE AREAS LEADING ESTATE AGENT

ASKING PRICE £395,000

Situated in the desirable location of Ferryside, Thelwall, Warrington, this impressive four-bedroom detached house offers a superb blend of spacious living and contemporary style. This freehold property boasts a sensational level of finish throughout, making it an ideal family home.

DESCRIPTION

The accommodation comprises an open plan extended kitchen and dining room, perfect for modern living and entertaining. There are two well-proportioned reception rooms, providing versatile living spaces, alongside a convenient downstairs WC. The property features four generously sized bedrooms and two stylish bathrooms and a separate /shower room en-suite, ensuring ample space and comfort for the entire family.

Externally, the property benefits from well-maintained gardens to the side and rear, offering a private and tranquil outdoor space. Additional practical features include a good sized driveway and a garage, enhancing convenience and security.

This exceptional home combines quality, space, and location, making it a must-see for discerning buyers seeking a detached house in Thelwall. Price at a competitive asking price of £395,000, early viewing is highly recommended to appreciate the quality of property on offer.

DIRECTIONS

SAT NAV: WA4 2GY

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

Leasehold: 980 years remaining, ground rent TBC

LOCAL AUTHORITY

Warrington Borough Council: Band E

ENERGY PERFORMANCE RATING

EPC: C

VIEWING

Viewing strictly by appointment through the Agents.

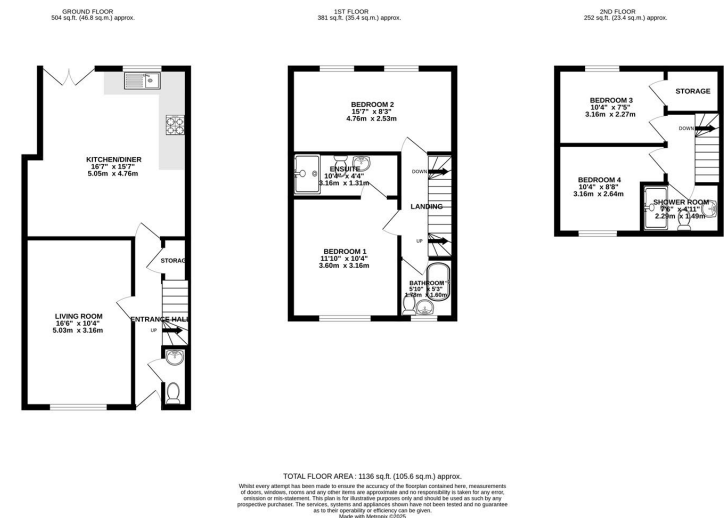
SERVICES (NOT TESTED)

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

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