



## Newlyn Gardens, Penketh Warrington

Family Home • Four Bedroom • Detached • Open Plan Living • Spacious Lounge • Conservatory • Modern En-Suite • Integral Garage • Generous Garden • Close to Excellent Schools



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

The property welcomes you with a bright and spacious layout, leading naturally into the hallway, which provides access to all areas of the ground floor. There is a cosy lounge featuring a beautiful bay window that allows an abundance of natural light to flood the room, complemented by a charming wood-burning fire that creates a warm and inviting atmosphere. Double doors lead through to the open-plan kitchen diner, which forms the heart of the home. The sleek, thoughtfully designed kitchen includes a handy breakfast bar, making it ideal for both family living and entertaining. To the rear, a well-proportioned conservatory offers a relaxing space to unwind, with views over the garden and direct access outdoors. Completing the ground floor is a convenient WC and utility room.

Upstairs, the home offers four generously sized bedrooms. The main bedroom benefits from a modern En-suite shower room, a built-in wardrobe, and additional storage space. The remaining bedrooms are served by a stylish, modern family bathroom.



## GARDEN

The property boasts a wonderful-sized rear garden, offering a generous and private outdoor space ideal for both relaxation and entertaining. Predominantly laid to lawn, it provides the perfect setting for family activities, summer gatherings, or simply enjoying the outdoors. To the front, the home benefits from a spacious driveway providing off-road parking for three to four vehicles, in addition to a garage, ensuring ample and convenient parking for residents and visitors alike.

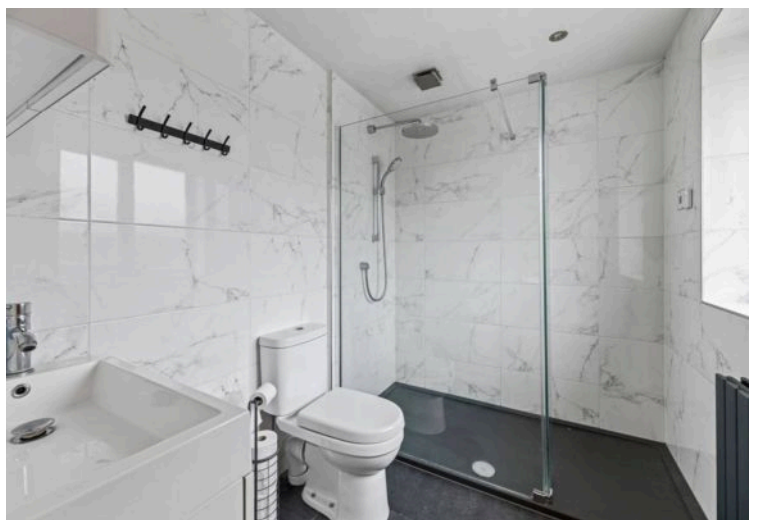


## LOCATION

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.

## GENERAL INFORMATION

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





Tel: 01925 267070

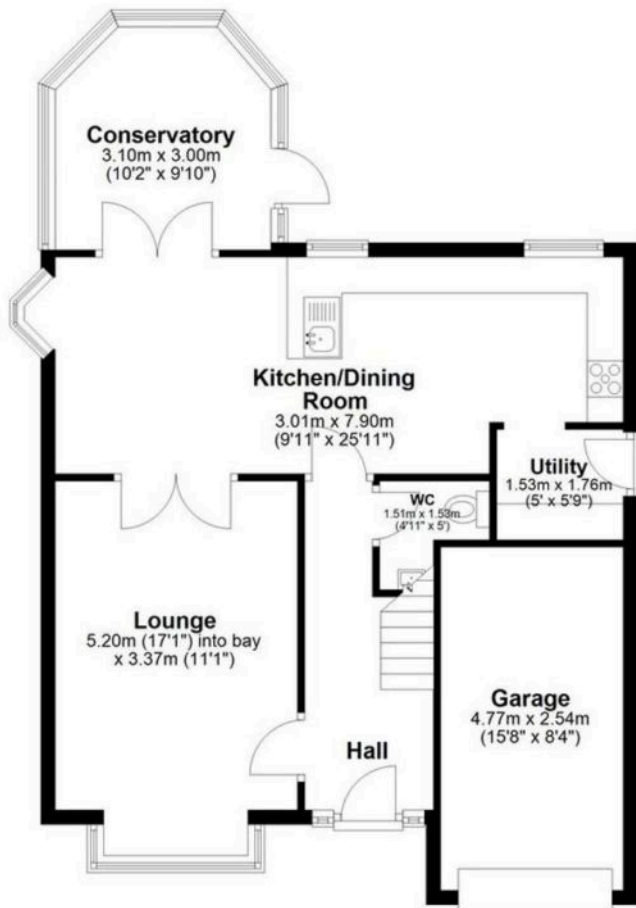
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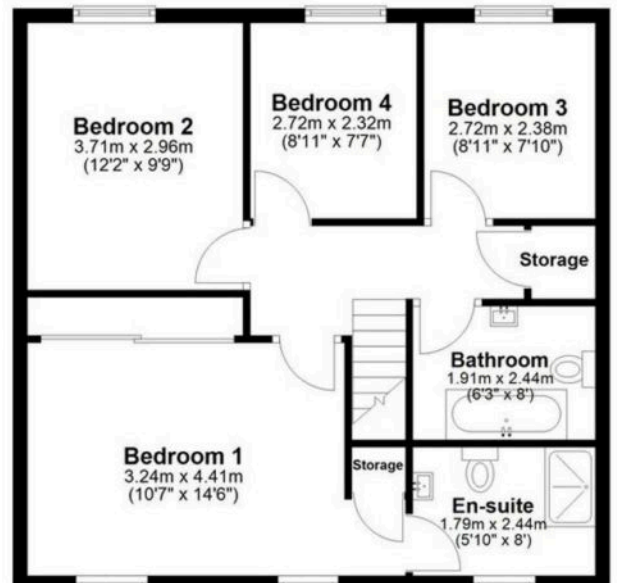
### Ground Floor

Approx. 73.1 sq. metres (786.6 sq. feet)



### First Floor

Approx. 60.3 sq. metres (649.5 sq. feet)



Total area: approx. 133.4 sq. metres (1436.0 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.



**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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