



Dunmow Road

Thelwall

£330,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Dunmow Road

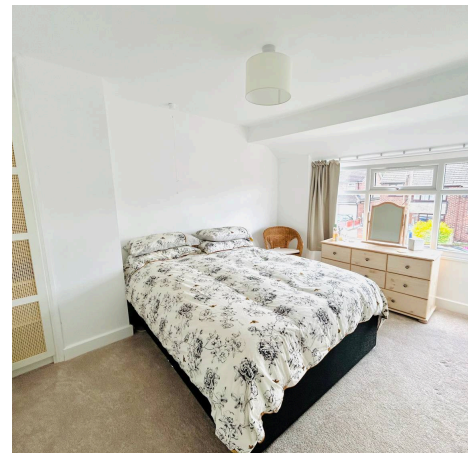
Thelwall, Warrington

Presenting an exceptional opportunity to acquire a beautifully presented three bedroom semi-detached property, perfectly positioned for convenient access to Thelwall village and a wealth of local amenities.

This inviting home has been thoughtfully upgraded throughout, boasting new flooring and fresh décor that create a welcoming atmosphere. Step into a bright and spacious entrance hallway that leads to a good sized living room, ideal for both relaxing and entertaining. The fully fitted kitchen is equipped with integrated appliances, offering both style and practicality for everyday living and seamlessly flows into a versatile conservatory providing an additional living space with direct access to the gardens. Upstairs, three bedrooms provide comfortable accommodation for families or professionals, while the family bathroom is maintained to a good standard and features and shower over bath.

The property is home to a substantial and beautifully maintained garden, with well stocked mature borders, and perfectly placed patio areas for catching the evening sun. The ample sized garden at Dunmow Road offers a fantastic opportunity for further development and improvement (subject to local planning application).

An amazing feature that offers peace of mind is the brand new concrete tiled roof, ensuring peace of mind and long-term durability. Ample off road parking is available on the private driveway, complemented by a detached single garage and a separate store room, delivering valuable storage and flexible use options.



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SAT NAV: WA4 2HJ

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

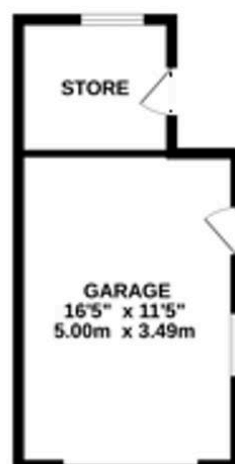
This home represents a rare opportunity for first time buyers and downsizers alike, seeking quality, convenience, and a move-in ready property in a sought-after location. Arrange your viewing today to experience the outstanding features and superb finish of this impressive property on Dunmow Road.

Thelwall borders both Lymm and Grappenhall villages and is considered to be one of the most desirable areas 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 Trans Pennine Trail, the Bridgewater Canal, and Lymm Dam. Thelwall also offers easy access to Grappenhall village with its beautiful, cobbled streets.

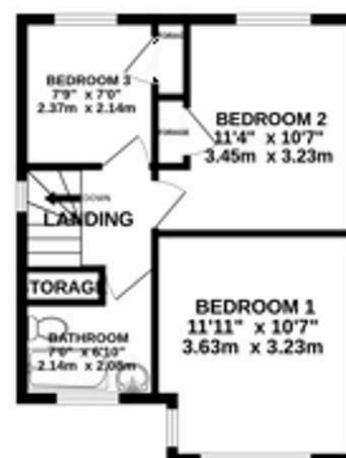
Thelwall affords access to three good local primary schools as well as the school bus route to Lymm High School. Local sports and leisure opportunities abound, with numerous pubs, cafes, restaurants and sports clubs, including rugby, tennis and football.



GROUND FLOOR
729 sqft (67.7 sq.m.) approx.



1ST FLOOR
383 sqft (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 1112 sqft (103.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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