



## Station Road, Penketh Warrington

Detached Property • Family Home • Four Generous Bedrooms • No Onward Chain • Open Plan Living Space  
• Two En-Suite's • Substantion Plot • Freehold Title • Driveway Pakring • Desirable Location



**Mark Antony**  
SALES & LETTING AGENTS

SCAN  
ME!



## INTERIOR

Upon entering, you are welcomed by a spacious hallway leading to a beautifully appointed open-plan living space, perfect for entertaining and family gatherings. This area comprises the kitchen, dining room, and family living space, all seamlessly connected to create a bright and airy environment. The kitchen features sleek worktops, ample space for appliances, and a handy breakfast bar, ideal for busy family mornings. From here, there is also direct access to the garden. To the front of the home, the lounge is both spacious and private, set apart from the main living areas. A large front-facing window allows natural light to flood the room. Completing the downstairs, is an additional reception room, ideal as a playroom or home office, along with a WC and utility room.

Upstairs, the property offers four generous bedrooms, two of which benefit from stylish en-suite bathrooms, providing comfort and privacy for family members or guests. The remaining bedrooms are well-proportioned and served by a modern family bathroom.



## GARDEN

Outside, the property sits on a substantial plot with a good-sized garden, offering plenty of space for children to play or for hosting summer barbecues. The grounds are mainly laid to lawn, with a small gravelled area accessible from both sets of patio doors. To the front, a large driveway provides ample off-road parking for multiple vehicles, ideal for families and those who enjoy entertaining.



## LOCATION

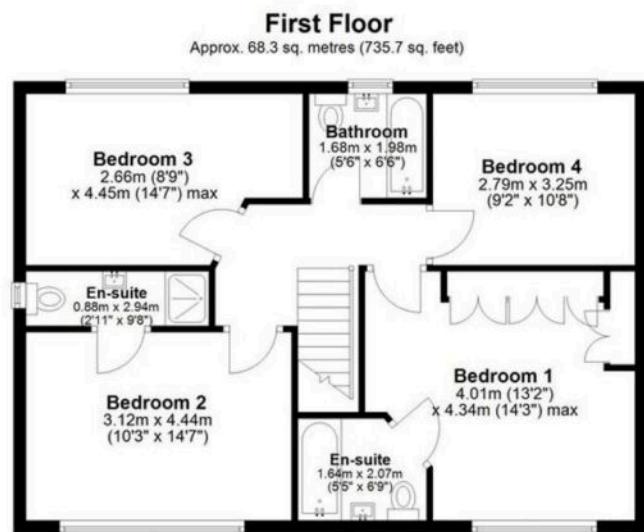
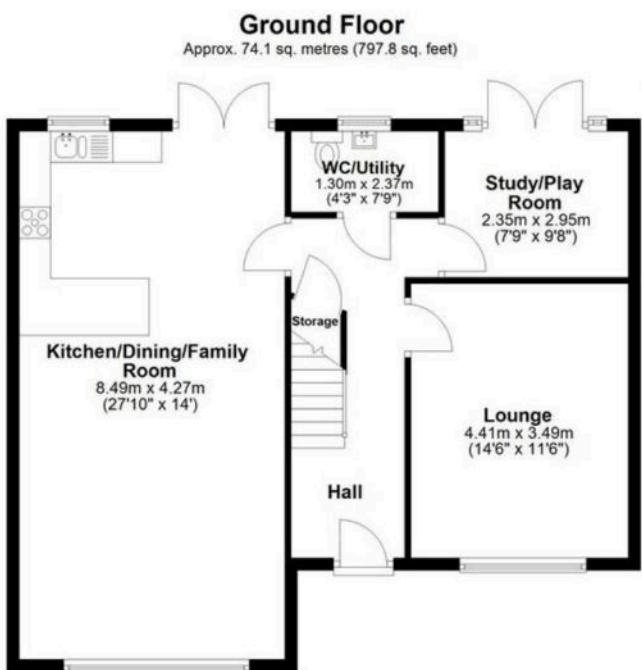
Penketh is an attractive suburb within easy driving distance to Warrington Town Centre. It is a sought-after area for families. The suburb is home to a selection of cosy pubs, including the Ferry Tavern which sits on the Trans Pennine Trail, making it a popular spot for dog walkers and cyclists. The 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, meaning residents have a great range of facilities right on the doorstep.

## GENERAL INFORMATION

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







Total area: approx. 142.5 sq. metres (1533.5 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.

