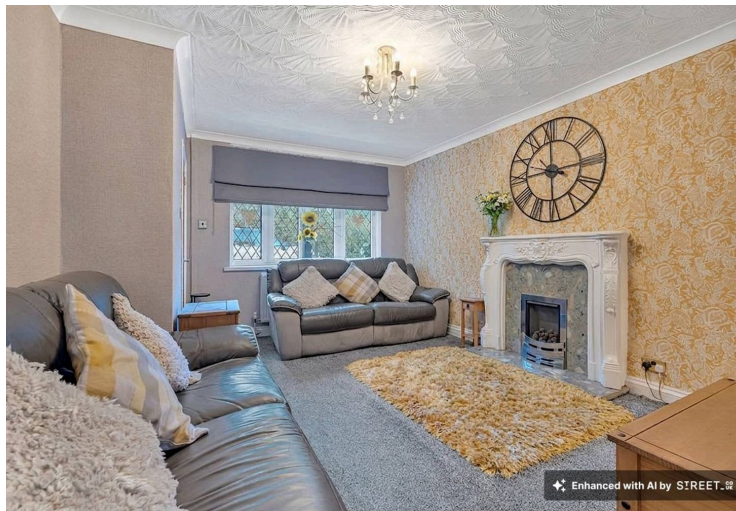




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## 10 Shetland Close, Fearnhead

£450,000 Leasehold

Stunning 4 bed detached home built in Cheshire brick, set in quiet corner of a highly sought after cul-de-sac • Wonderful corner plot with large rear garden and parking for 5/6 cars • Large kitchen with breakfast bar and separate dining room • Conservatory with central heating • 4 large bedrooms with fitted wardrobes to the master • Exceptionally large bathroom with freestanding bath and separate shower cubicle • Separate second toilet upstairs • Excellent location for Birchwood Park, motorway links, and Padgate and Birchwood train station





Tucked away in a peaceful corner of a highly desirable cul-de-sac, this stunning four-bedroom detached home, constructed in classic Cheshire brick, offers the perfect blend of elegance, comfort, and convenience. The property welcomes you with a spacious entrance hall leading through the lounge to a large, contemporary kitchen complete with a breakfast bar - ideal for casual family mornings and entertaining alike. The separate dining room provides a formal space for gatherings, while the beautifully appointed conservatory, benefiting from central heating, extends your living area throughout the seasons and offers tranquil garden views. Upstairs, the home features four generous bedrooms, with the master boasting extensive fitted wardrobes for ample storage. The exceptionally large family bathroom is a true retreat, featuring a luxurious freestanding bath and a separate shower cubicle, complemented by a second toilet upstairs for added practicality. Every detail has been thoughtfully considered to create a harmonious living environment.

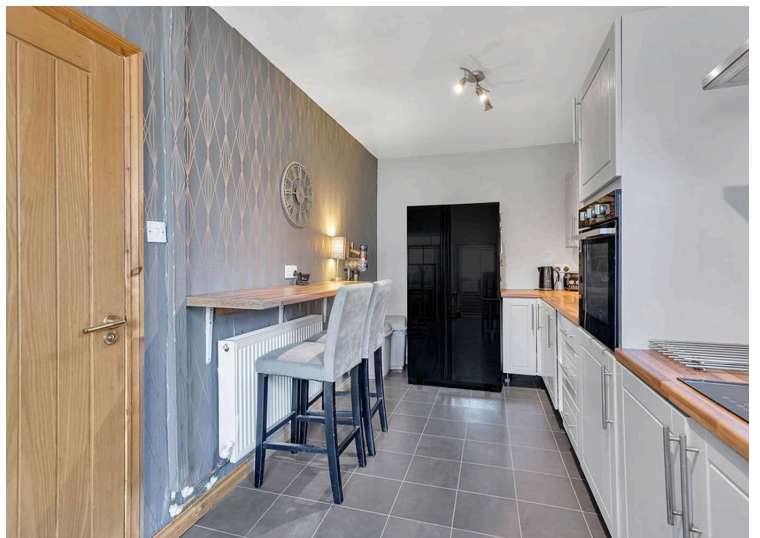
Outside, this impressive residence is set on a wonderful corner plot, affording a sense of privacy and space rarely found in modern developments. The expansive rear garden is a true highlight, offering a lush, level lawn bordered by mature shrubs and trees, providing the perfect backdrop for summer barbeques, children's play, or simply relaxing in the sunshine. Whether you envision hosting garden parties or cultivating your own haven, there is ample room to bring your outdoor aspirations to life. A substantial driveway to the front and side of the property provides off-road parking for five to six cars, accommodating both family vehicles and guests with ease. Thoughtfully landscaped pathways and seating areas invite you to enjoy the garden throughout the year, while secure fencing ensures peace of mind for families and pet owners.

The property's location is second to none, offering swift access to Birchwood Park for business and leisure, excellent motorway links for commuters, and Padgate train station just a short distance away. Families will appreciate the proximity to reputable schools, local supermarkets, and essential services, while nearby parks and green spaces invite you to enjoy the outdoors. A variety of dining options and local attractions are also within easy reach, making this home an exceptional choice for those seeking both tranquillity and connectivity.

The property is offered on a leasehold basis, with a ground rent of £35 per annum. The freehold is owned by council and can be easily purchased post completion <https://www.warrington.gov.uk/purchase-freehold-your-property>

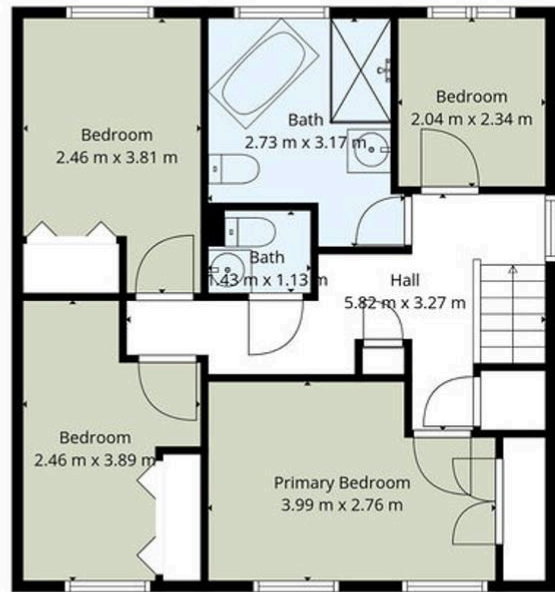
This is a rare opportunity to acquire a beautifully presented family home in a prime location - enquire now to arrange your viewing and avoid missing out on this exceptional offering.







1st Floor



2nd Floor



**TOTAL: 117 m<sup>2</sup>**  
 1st floor: 60 m<sup>2</sup>, 2nd floor: 57 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 5 m<sup>2</sup>, BAY WINDOW: 1 m<sup>2</sup>, WALLS: 10 m<sup>2</sup>

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