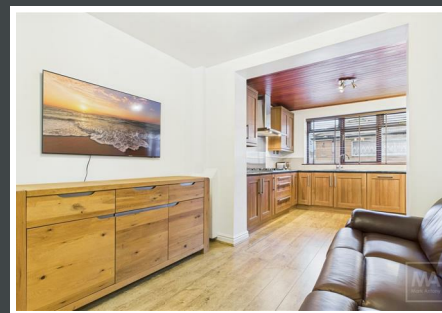
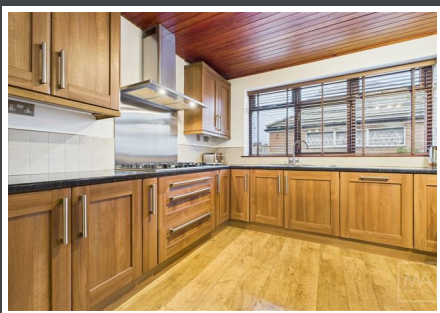




## Elm Road, Penketh Warrington,



**Mark Antony**  
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## HIGHLIGHTS

- Semi Detached Home
- Corner Position
- Sought-After Location
- No Onward Chain
- Four Bedrooms
- Two Bathrooms
- Driveway Parking
- Garage
- Low Maintenance Garden
- Close To Amenities

## INTERIOR

Now available to view with no onward chain, we proudly present this beautifully presented four-bedroom semi-detached home that occupies a generous corner plot, offering both space and style throughout. Entry to the property is granted via the hallway providing access to all areas of this home. To the front of the home sits a bright and spacious lounge, offering a warm and welcoming atmosphere for all to enjoy. An abundance of natural light floods the room, enhancing its sense of space and creating the perfect setting for both relaxation and entertaining. An open-plan kitchen diner graces the ground floor boasting integrated appliances, ample counter space and charming views of the rear garden. The ground floor features a versatile reception room that can be used as a study, playroom, or additional sitting area, offering great flexibility for modern living. Completing this level is a well-proportioned bedroom and a stylish bathroom, ideal for guests or multigenerational family living.

Upstairs, you will find three generously sized bedrooms, each offering plenty of space to style and furnish to your taste. Completing this floor is a sleek, modern family bathroom, thoughtfully designed to provide comfort and convenience—perfect for busy mornings and relaxing evenings alike.

## GARDEN

Externally, the property enjoys a low-maintenance garden, featuring lush greenery, and planted flowers creating a serene retreat - ideal for relaxing or outdoor dining, along with off-road parking and a detached garage

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (Via BT)



## 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

**Local Authority:** Warrington Borough Council

**Council Band:** D

**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

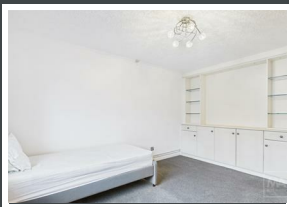
Not included in the asking price.

Items may be available under separate negotiation.









## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that 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 drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property 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 representations of fact.



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Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2



Approximate total area  
1633 ft<sup>2</sup>  
Reduced headroom  
0 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.  
Please call 01925 267070 to arrange a viewing.

## OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs

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