



The Dale, Penketh Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Four Bedrooms
- Large Driveway
- South-Facing Garden
- Freehold Title
- Garage
- Semi-Detached
- Generous Outdoor Space
- No Onward Chain
- Fantastic Location
- Extended

INTERNAL

From the moment you arrive, this property impresses with its substantial driveway, offering ample off-road parking for multiple vehicles, in addition to a spacious integral garage. Step inside and you're welcomed by a bright and spacious entrance hallway, setting the tone for the rest of this beautifully appointed home. At the heart of the property is the stunning open-plan kitchen, dining, and family area – Designed with modern living in mind, this versatile space is ideal for both everyday family life and entertaining guests. The bright and spacious kitchen overlooks the garden and is fitted with a range of contemporary high-gloss units and flows effortlessly into the family room, creating a welcoming, sociable atmosphere and showcases a log burning fire. Also on the ground floor is a generously sized separate living room, ideal for more formal entertaining or relaxing evenings. Upstairs, the home continues to impress with three large double bedrooms and a fourth well-sized bedroom, all beautifully decorated and offering ample space for all family members and guests. The modern family bathroom is finished to a high standard, featuring a white suite with a tiled bath and overhead shower, vanity unit, and stylish tiled walls and flooring.

EXTRERNAL

The rear garden is a true highlight of the property—generously sized, private, and thoughtfully landscaped. Offering a paved patio for outdoor dining, a lawned area, and established planting, it's perfect for children's play, or simply relaxing in the sunshine. The garage with a side door access, offers excellent storage facilities and the addition of a utility area.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via Virgin)



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

Council Band: D

Tenure: Freehold

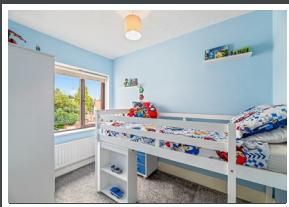
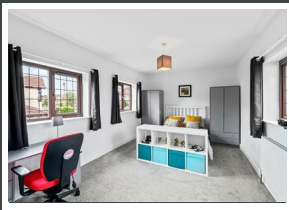
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

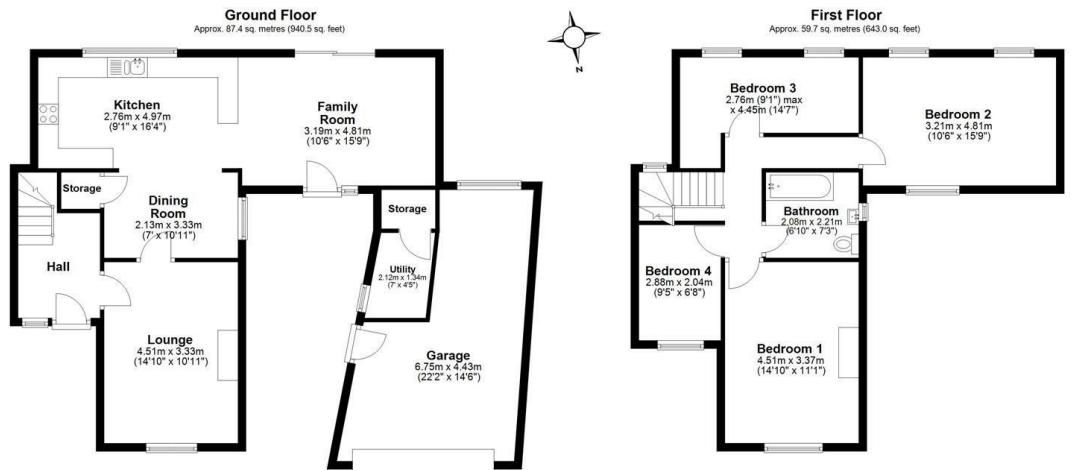
Items may be available under separate negotiation.



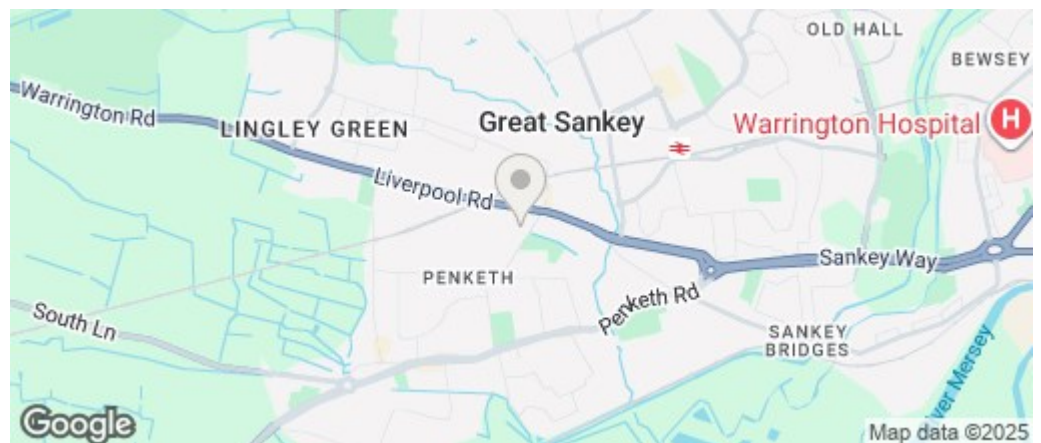


IMPORTANT NOTICE

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.



Total area: approx. 147.1 sq. metres (1583.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	83
England & Wales		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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