



Walkers Lane, Penketh Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Four Bedroom Detached
- Sought-After Location
- Modern Décor
- Scenic Rear Garden
- Freehold Title
- Driveway Parking
- Ample Storage
- Close To Amenities
- Previously Extended
- Close To Schools

INTERIOR

Now available to view, we proudly present this wonderful four bedroom family home for sale! Nestled in a sought-after location, this beautifully presented detached home offers ample living space and breath taking countryside views to the rear. The property features a bright and airy lounge with a beautiful log burning fire adding to the overall warmth and charm this home has to offer. A modern kitchen and diner is situated to the rear of the property providing ample counter space, integrated appliances and ample natural light that floods through the rear rooms. The ground floor concludes with a spacious conservatory and an integral garage. Upstairs, you will find four great sized bedrooms, offering ample space and a peaceful retreat for all to enjoy. Bedroom One boasts a walk-in wardrobe and a large En-suite bathroom. The first floor concludes with a modern family bathroom.

GARDEN

To the rear of the property you will find a beautifully landscaped garden that offers a peaceful retreat with stunning field views to the rear, creating a sense of space and tranquillity, perfect for relaxing, entertaining, or enjoying sunsets over the fields. Driveway parking can be found to the front of the property

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 500Mb (Via Sky)



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: C

Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

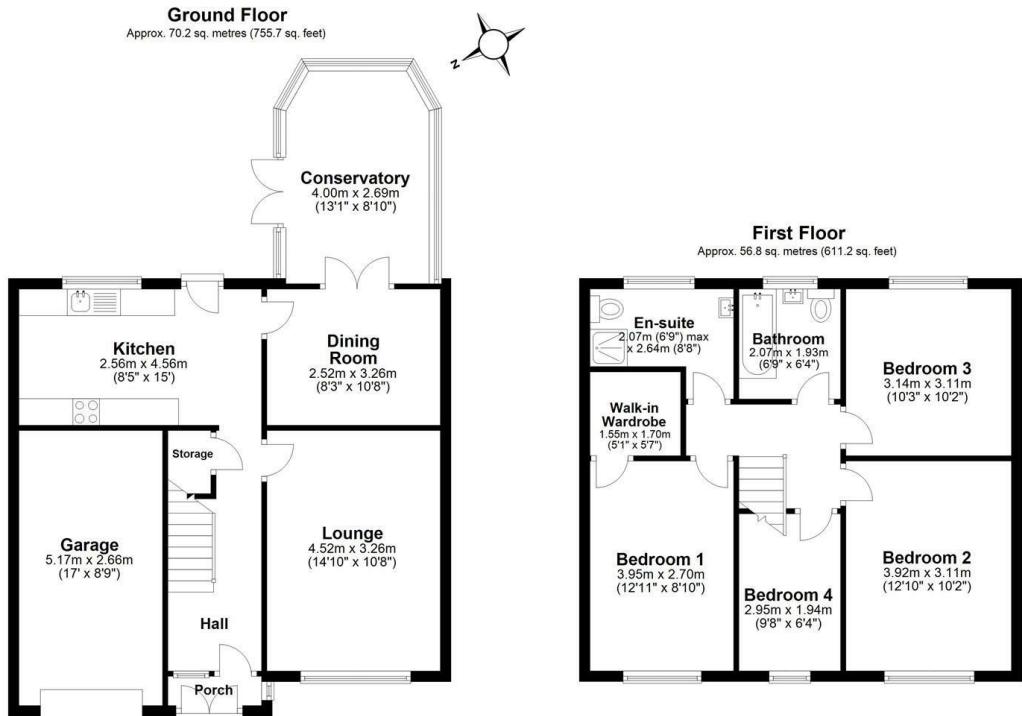
Items may be available under separate negotiation.



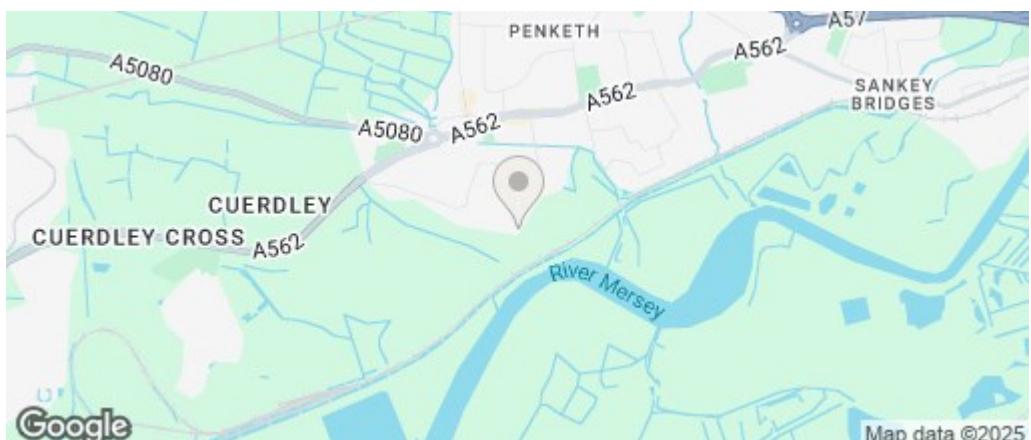


IMPORTANT NOTICE

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. 127.0 sq. metres (1367.0 sq. feet)



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