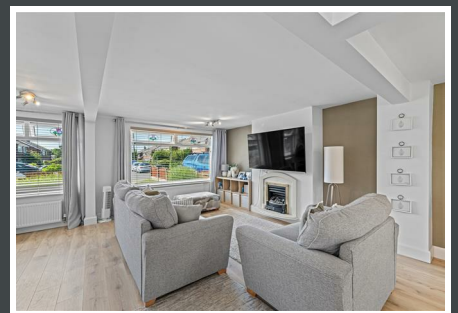




Arlington Drive, Penketh Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Large Plot
- Beautifully Modernised
- Private Driveway
- Stunning Kitchen
- Detached Garage
- Extended
- Freehold Title
- Quiet Position
- Move In Ready!

INTERNAL

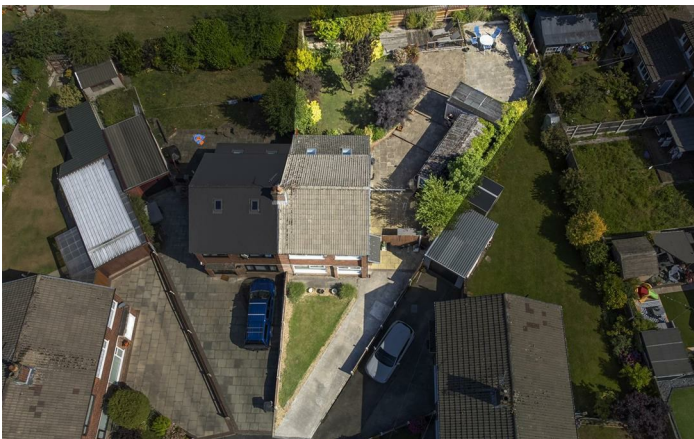
Inside, the home has been tastefully updated and is truly move-in ready. The spacious layout includes bright, contemporary living areas and well-proportioned bedrooms, perfect for modern living and busy family life. This home has been beautifully modernised to offer a stunning family home with an open lounge flowing through to the bright and stylish kitchen/dining room showcasing high specification integrated appliances. This attractive area of the home benefits from Velux windows and an attractive bay window allowing views over the garden.

GARDEN

Positioned on a generous plot, the property enjoys an exceptional amount of outdoor space, including a large private driveway, a detached garage and additional outdoor storage. The setting offers a real sense of seclusion and quiet, yet remains within easy reach of local amenities, schools, and transport links. The spacious garden provides a sunny, private outdoor space perfect for children, pets, or entertaining, with potential for further landscaping or extension (subject to the usual permissions).

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: C

Tenure: Freehold

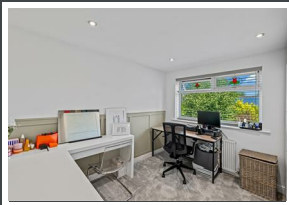
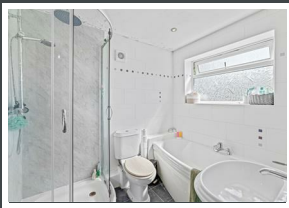
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

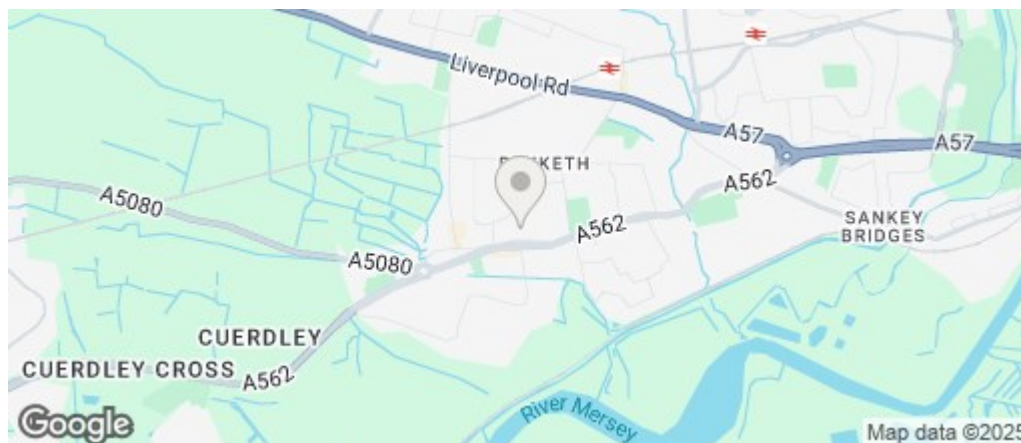
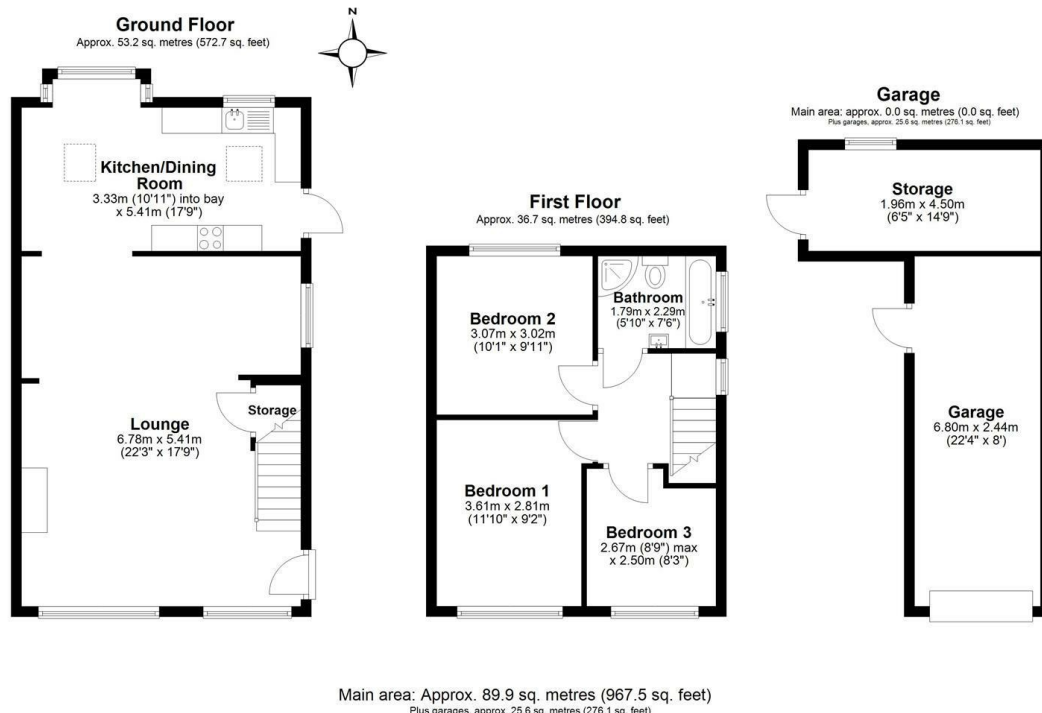
Items may be available under separate negotiation.





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.



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		
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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