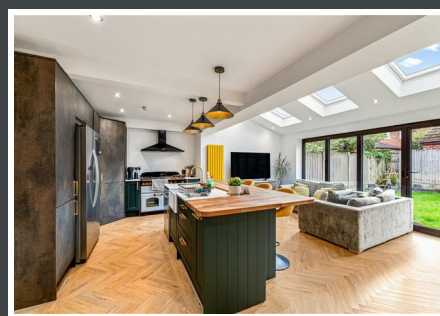
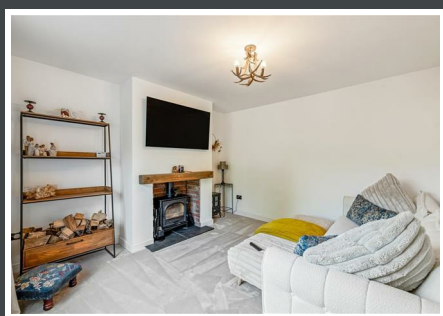




# Ferry Lane, Thelwall Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Four Bedrooms
- Private Outlook
- Stunning Kitchen/Diner
- Modern Décor Throughout
- Two Bathrooms
- Sought-After Location
- Driveway Parking
- Open Plan Layout
- Freehold Title
- Move In Ready

## INTERIOR

Set in the heart of Thelwall's most sought-after neighbourhood, this immaculate four-bedroom semi-detached family home offers the perfect blend of modern design and serene privacy. From the moment you arrive, you'll appreciate its quiet, leafy outlook.

Step inside to discover beautifully updated interiors throughout: crisp neutral décor, sleek flooring, and a bright and airy ambience that circulates the home. To the left of the hallway you will find the lounge, decorated in soft, neutral tones, this exudes warmth and charm, centred around a striking log-burning stove that creates a cosy focal point for the room. The heart of this home is the stunning open-plan kitchen-diner – fully fitted with high-gloss cabinetry, integrated appliances and a generous central island, this space is perfect for entertaining or relaxed family dining, flowing seamlessly into the garden via bi-fold doors. The downstairs also benefits from a handy utility room, WC and home office.

As you ascend the staircase to the first floor, you will find four bedrooms, all beautifully presented and two modern family bathrooms, providing plenty of space and practicality for a growing family or visiting guests. This spectacular home is a rare opportunity: modern, peaceful and perfectly positioned in the desirable Thelwall community - do not miss out on making this your home.

## GARDEN

This property boasts a beautifully maintained garden with a level lawn, perfect for outdoor entertaining. Large sliding doors seamlessly connect the garden to the modern extension, flooding the interior with natural light and creating a wonderful indoor-outdoor flow. Parking can be found to the front of the property via the driveway.

## SERVICES

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



## LOCATION

Thelwall is a picturesque suburb, nestled south of the Manchester Ship Canal. The area is surrounded by attractive parkland, canals and streams which provide scenic walking, cycling and running routes. There is also a selection of cosy pubs in the village, perfect for post-walk lunches. The area is popular with families, as it boasts a selection of excellent schools and benefits from a great range of day nurseries. The M6 is just a few minutes' drive from Thelwall, making it a popular location for those who commute to nearby towns and cities.

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**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.



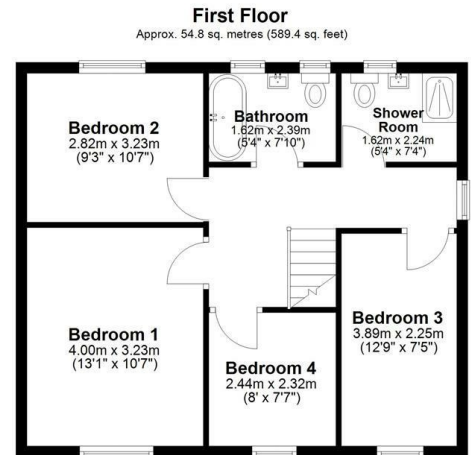
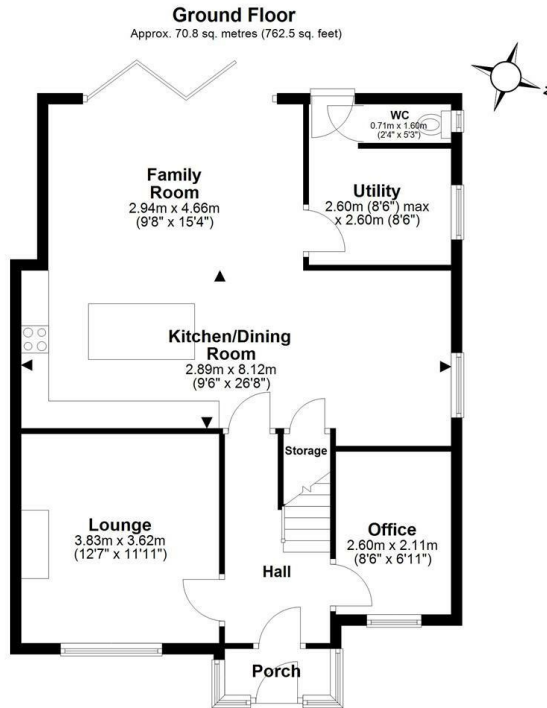




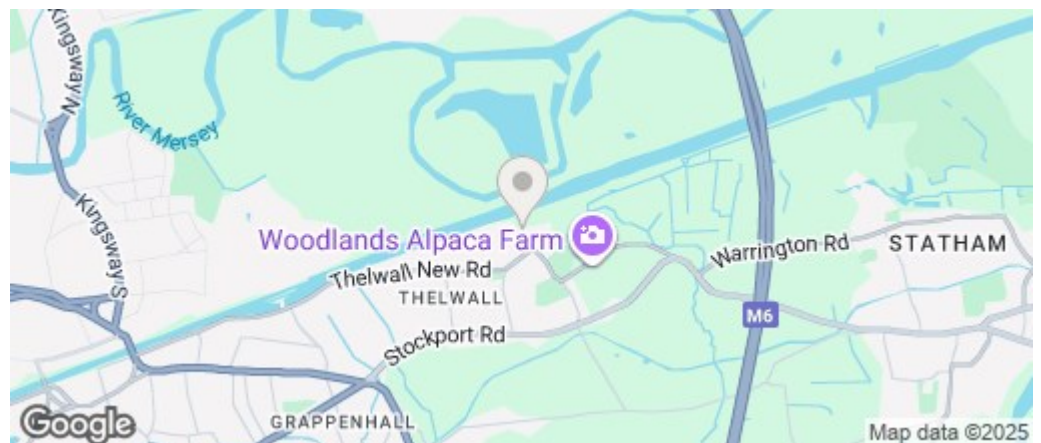


## IMPORTANT NOTICE

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. 125.6 sq. metres (1351.9 sq. feet)



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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