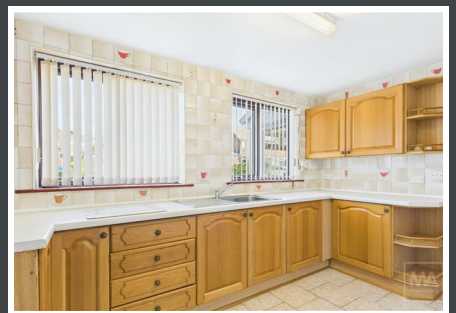




Launceston Drive, Penketh Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Desirable Location
- Spacious Living Areas
- Close To Local Amenities
- Off Road Parking
- Three Bedrooms
- Semi-Detached
- First Time Buyers
- Investment Opportunity
- Generous Garden

INTERIOR

Access to the property begins via a welcoming porch that opens into a hallway benefiting from a good sized cloakroom, to the front of the property you will find a well-equipped kitchen with access to the generously sized garage, offering practical storage or workspace options. To the rear, you will find the bright and spacious living room. This inviting space features a large window and a charming gas fireplace, creating a warm and comfortable atmosphere. Continuing through the home, you'll find a well-lit sun room where natural light pours in with rear patio doors to the garden—an ideal setting for relaxing or entertaining.

Upstairs, the home presents a spacious three-piece family bathroom, combining comfort and functionality. There are also three well-proportioned bedrooms. Thoughtfully designed throughout, this home blends practicality with comfort, making it an appealing choice for both investors and first-time buyers.

GARDEN

The home boasts a generous front driveway, providing ample off-road parking. To the rear, a great sized garden offers the perfect outdoor retreat, ideal for relaxing or entertaining with a spacious patio area and mature shrubbery lining the lawn. Additionally, a sizeable garage offers excellent storage space or potential for alternative use, while further parking is available on the driveway.

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: B

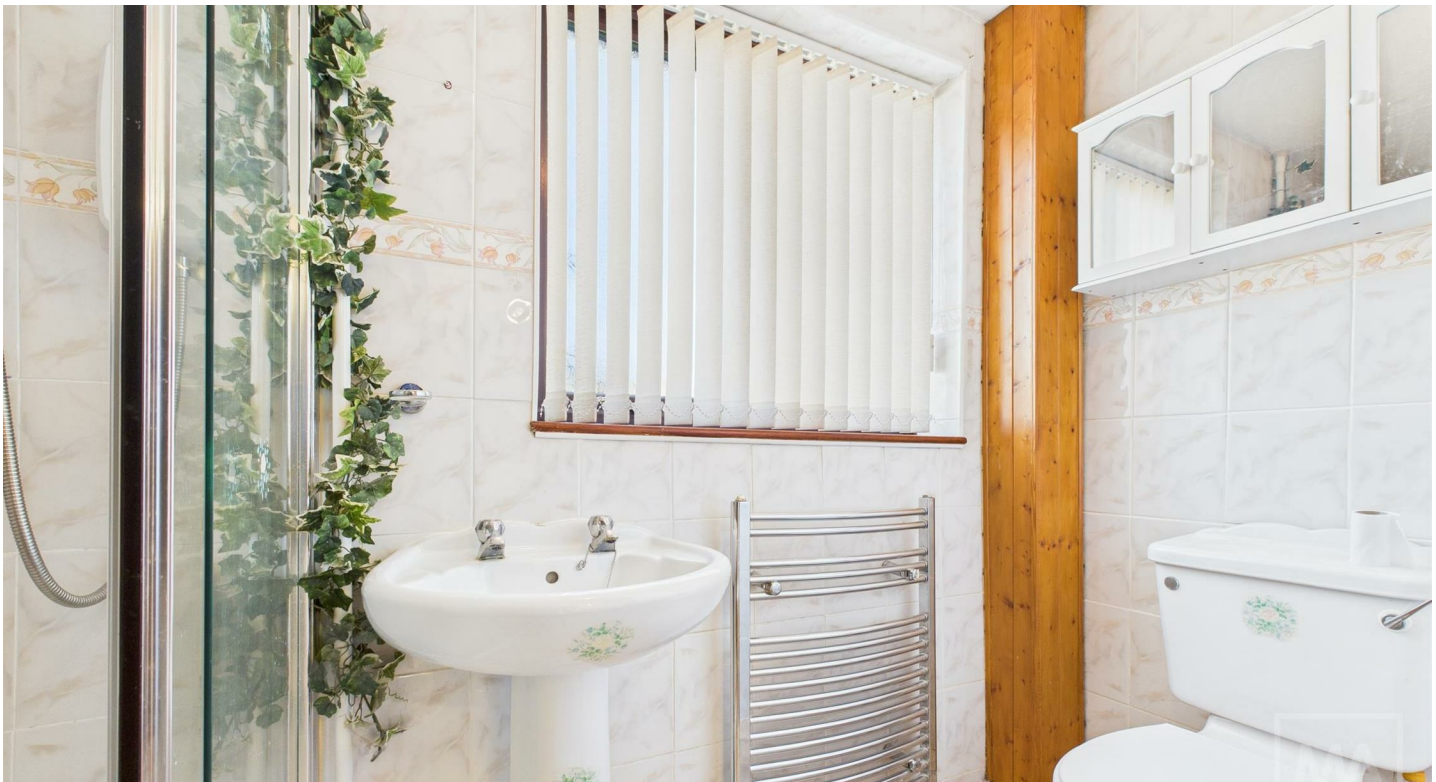
Tenure: Leasehold

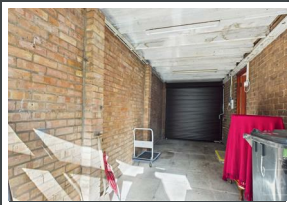
(Property tenure to be confirmed by solicitors)

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.



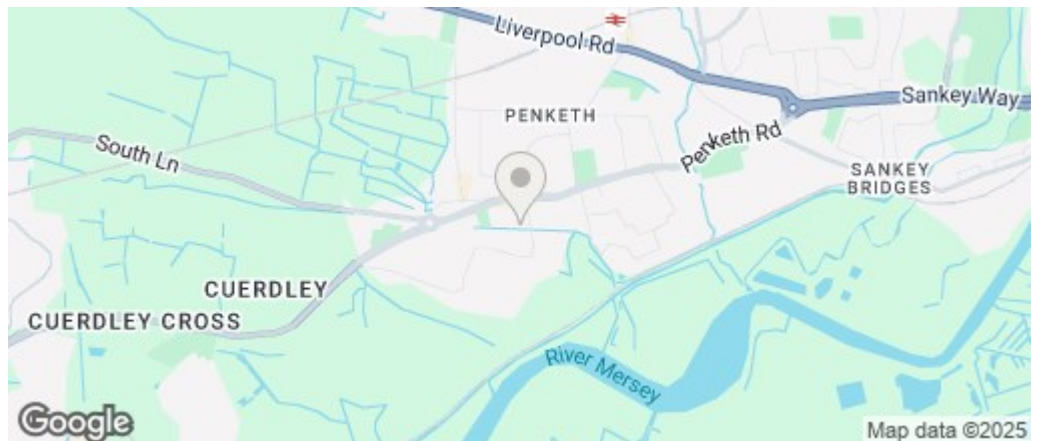
Approximate total area¹
1115 ft²
Reduced headroom
12 ft²

(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) 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 | | |
| | 71 | 78 |

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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