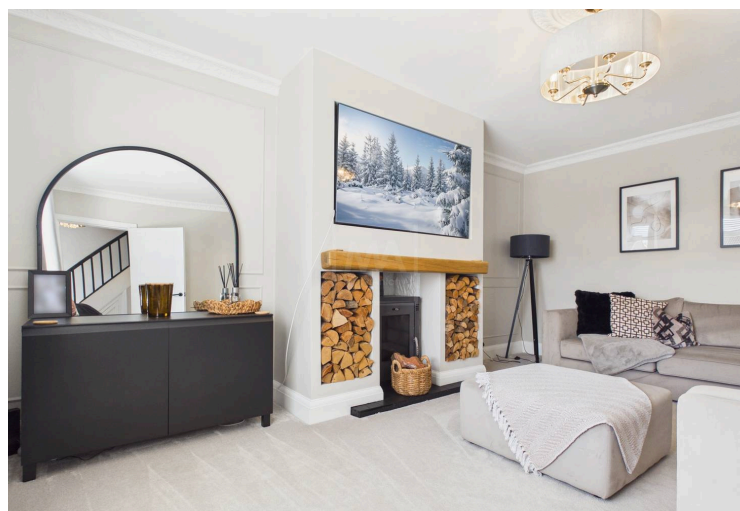




St. Marys Road, Penketh Warrington

Three Bedrooms • Beautifully Presented • Close To Local Amenities • Ideal Family Home • Driveway Parking •
Modern Interiors • Charming Gardens • Freehold Title • Semi-Detached Home • Spacious Living



Mark Antony
SALES & LETTING AGENTS



INTERIOR

As you step into this delightful home, you are welcomed by an inviting entrance hallway that sets the tone for the accommodation beyond. The first room you encounter is the spacious living room, flooded with natural light and providing the perfect setting for relaxing and spending quality time with family and friends after a busy day.

Following the natural flow of the home, you will find the impressive open-plan kitchen and living area. Finished with sleek cabinetry and contemporary styling, the kitchen offers ample worktop space and integrated appliances, creating the ideal environment for preparing home-cooked meals. The space also benefits from a dedicated dining area for everyday practicality, alongside an additional seating area that is perfect for entertaining guests and enjoying family gatherings. Double doors open onto the garden, effortlessly blending indoor and outdoor living.



Ascending to the first floor, you are greeted by three well-proportioned bedrooms. Bedrooms one and two serve as peaceful and private retreats, offering comfortable spaces for rest and relaxation. Bedroom three is a versatile room, currently utilised as a dressing room, but equally suited to a home office, nursery, or guest bedroom.

Completing the accommodation is the conveniently located family bathroom, thoughtfully designed to serve the needs of the household.

GARDEN

To the rear of this home is a beautifully presented and well-maintained garden, offering a wonderful combination of lawn and patio areas. This inviting outdoor space is perfect for soaking up the warm summer sunshine, entertaining guests, or enjoying family gatherings. To the front of the property, a private driveway provides convenient off-road parking and added peace of mind.

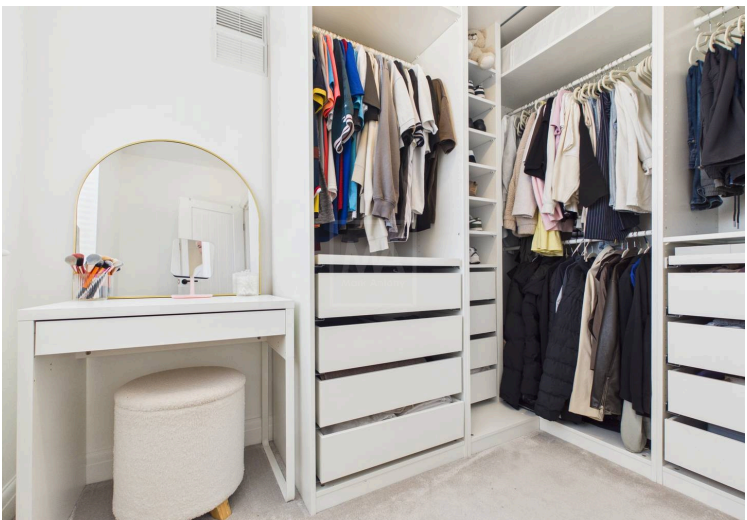
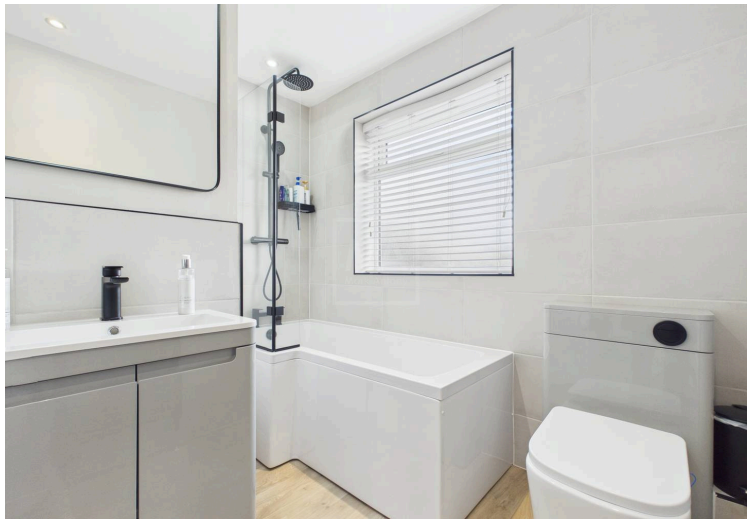


LOCATION

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

- › Council Tax band: B
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: C





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Approximate total area⁽¹⁾
931 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor



Floor 1



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to
arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
Items may be available under
separate negotiation.



Note: 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 to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us 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 representation of fact.



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