



Babbacombe Road, Penketh Warrington

Three Bedrooms • Desirable Location • No Onward Chain • Charming Garden • Driveway Parking • South Facing Garden • Freehold Title • Spacious Living • Light And Airy • Ideal Family Home



Mark Antony
SALES & LETTING AGENTS



INTERIOR

As you step into this delightful home, you are welcomed by a spacious entrance hall that provides access to the impressive accommodation beyond. The first room you encounter is the generously sized living room, flooded with natural light and offering the perfect setting for relaxing after a busy day or spending quality time with loved ones.

Following the natural flow of the home, you are led into the well-appointed kitchen, which boasts ample worktop space and integrated appliances, making the preparation of home-cooked meals both effortless and enjoyable. Conveniently positioned at the heart of the property is the family bathroom, thoughtfully located for everyday practicality.

The ground floor also benefits from a well-proportioned bedroom, creating a peaceful private retreat ideal for rest and relaxation. To the rear of the home, a charming sunroom provides a versatile space where dining and family life seamlessly come together, while enjoying views of the surrounding garden.



Ascending to the first floor, you will find two further bedrooms, offering comfortable and flexible accommodation for a growing family. With its well-balanced layout and inviting living spaces, this property presents an ideal family home.

GARDEN

To the rear of the home is a charming garden, perfect for enjoying the warm summer sunshine and indulging in gardening pursuits. The property also benefits from a driveway to the front, providing convenient off-road parking and added peace of mind.

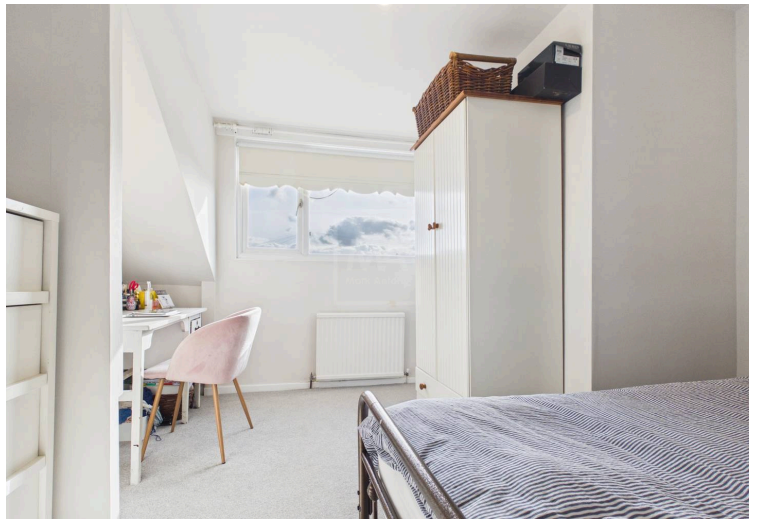
LOCATION

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: C
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: C







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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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