





Thelwall New Road, Thelwall

Warrington,Cheshire

No Onward Chain • Freehold Title • Driveway Parking For Multiple Vehicles • Close To Amenities • Close To Schools • Five Bedroom Family Home • Semi Detached • Recently Renovated Throughout • Outbuilding - Perfect For Home Working! • Landscaped Rear Garden

Mark Antony

SALES & LETTING AGENTS

SCAN ME!

INTERIOR:

Offered for sale with no onward chain, we proudly welcome Thelwall New Road to market! Situated in the highly sought-after location of Thelwall,this impressive five-bedroom semi-detached home offers the perfect setting for family life, combining spacious, versatile accommodation with modern style and comfort, all ready to welcome its next owners.

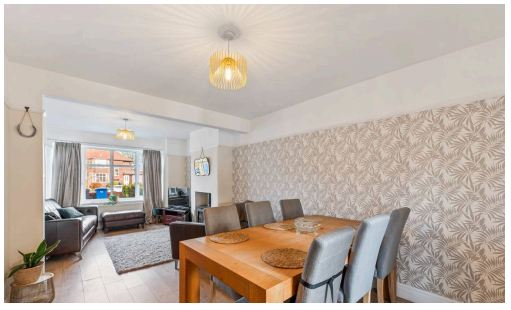
Upon entering, you are greeted by an elegant entrance hallway, beautifully illuminated by an abundance of natural light. The lounge is positioned to the front of the home and features a central log-burning fire, creating a cosy ambience while adding warmth, charm and character to the space. Flowing effortlessly from the lounge, the dining area provides the perfect setting for family meals and entertaining, with its open-plan feel offering both space and versatility for modern family living and social occasions. The true heart of the home lies beyond, where double doors lead from the dining area into the impressive rear kitchen, creating a wonderful connection between the living spaces and providing the perfect environment for everyday life



and entertaining. The impressive kitchen features crisp white cabinetry complemented by sleek black worktops, creating a contemporary backdrop. Flooded with natural light from the skylights and Velux windows, the space enjoys lovely views across the rear garden. There is ample room for appliances, alongside a dedicated snug area offering the perfect spot to unwind. Further enhancing this fantastic space is a separate utility room and downstairs WC, adding practicality and convenience to modern family living. The ground floor concludes with a versatile room currently utilised as a playroom.

Ascending to the first floor, you will find four bedrooms and two bathrooms, offering plenty of space for family living. Bedroom One sits to the side of the property and benefits from a dedicated wardrobe area and private en-suite bathroom, adding a touch of luxury and convenience to this space. Ascending again, you will find an impressive master suite with ample space for your design ideas to come to life, creating the perfect private retreat!



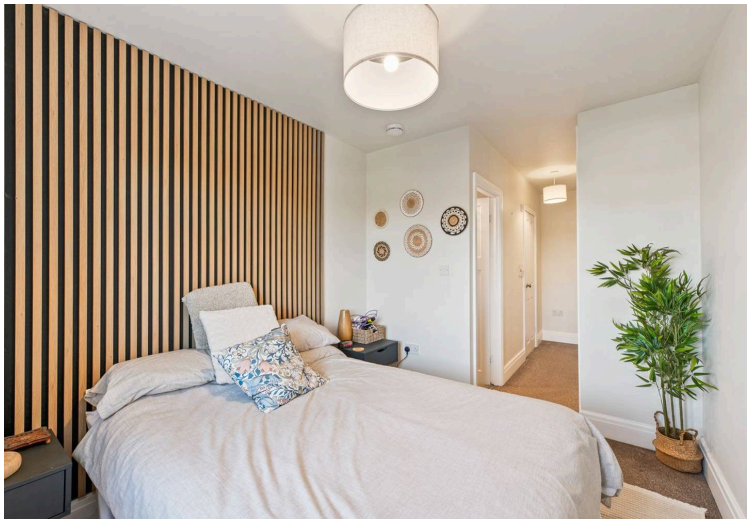


LOCATION:

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:

- Council Tax band: C
- Tenure: Leasehold
- EPC Energy Efficiency Rating: D











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The Property Ombudsman
safeagent



Total area: approx. 190.6 sq. metres (2051.4 sq. feet)

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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