



Thelwall New Road, Thelwall Warrington, Cheshire



mark antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Good Sized Rooms
- Great Location
- Family Home
- Lovely Garden
- Motorway Links
- Driveway Parking
- Three Bedrooms
- Ample Living Space
- Open Plan
- Modern Bathroom

DESCRIPTION

With no onward chain we have this fabulous three bedroom semi detached home available in the sought after location of Thelwall. Boasting large rooms and a lovely garden. With fantastic motorway links and close to good schools this home is ideal for a family.

Entrance is directly into the open plan lounge/diner. This is a great open space and natural light flows right through the large room. The kitchen looks out over the garden. On the second floor there are three great sized bedrooms and a family bathroom.

GARDEN

There is a good sized garden at the rear of the property which is mainly laid to lawn. At the front there is a fantastic driveway.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Lounge/Dining Room 7.20m x 4.19m
- Kitchen 1.87m x 5.42m

FIRST FLOOR

- Landing
- Bedroom One 3.18m x 3.21m
- Bedroom Two 2.15m x 3.47m
- Bedroom Three 1.67m x 2.53m
- Bathroom 2.86m x 1.85m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 36Mb (Via BT)

LOCATION

Thelwall is a picturesque suburb, nestled south of the Manchester Ship Canal, neighbouring Lymm and Grappenhall. 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 neighbouring village of Grappenhall is home to a number of shops, restaurants and traditional pubs, and Warrington Town Centre is within easy reach by car or public transport. The M6 is just a few minutes' drive from Thelwall, making it a popular location for those who commute to nearby towns and cities.

DISTANCES

- Stockton Heath 2 miles
- Warrington Town Centre 2 miles
- Manchester Airport 13 miles via M56
- Manchester City Centre 19 miles via M56
- Chester City Centre 22 miles via M56
- Liverpool City Centre 23 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

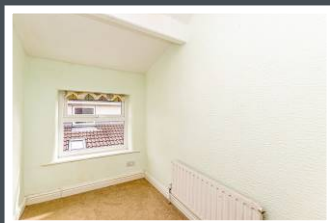
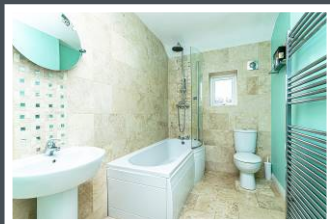
Council Tax Band: C

Tenure: Leasehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.



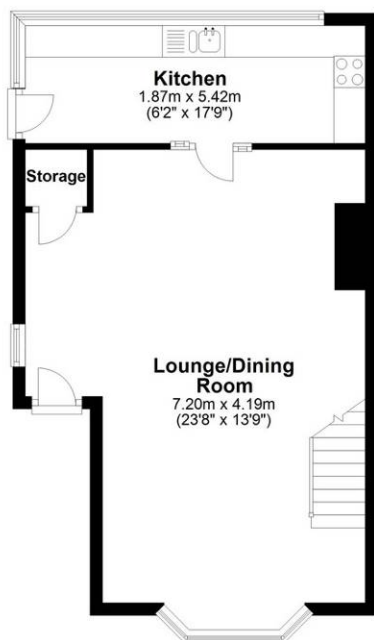


IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers 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.

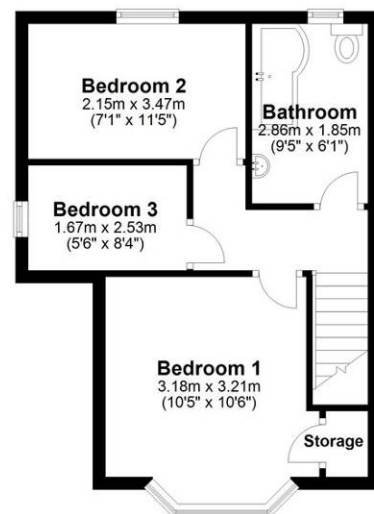
Ground Floor

Approx. 46.0 sq. metres (495.0 sq. feet)

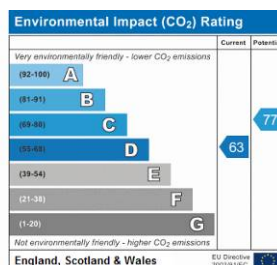
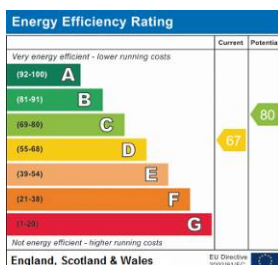


First Floor

Approx. 35.3 sq. metres (380.0 sq. feet)



Total area: approx. 81.3 sq. metres (875.0 sq. feet)



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



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