



Walton Avenue, Penketh Warrington

Semi Detached Bungalow • No Onward Chain • Two Bedrooms • Superb Plot • Fantastic Sized Garden
• Driveway Parking • Garage • Great Opportunity • Lots of Potential • Desirable Location



Mark Antony
SALES & LETTING AGENTS



INTERIOR

To the front is a spacious lounge, featuring a large window that fills the room with an abundance of natural light.

The lounge leads through to the kitchen, which also provides access to the side porch. While perfectly functional in its current condition, the kitchen offers excellent potential for modernisation, presenting a fantastic opportunity to create a space tailored to your own style and needs.

To the rear of the property are the shower room and the second bedroom, which is currently used as a dining room. Completing the accommodation is the conservatory, providing a peaceful spot to relax while enjoying views over the garden.

The generous principal bedroom is situated at the front of the property and benefits from built-in wardrobes, offering excellent storage.

The shower room is fully functional and ready for immediate use, although buyers may wish to update it over time.



GARDEN

Occupying a generous plot, the outdoor space is a real highlight of this bungalow. The well-sized garden wraps around the front, side and rear of the property, offering an abundance of outdoor space to enjoy. It is predominantly laid to lawn and complemented by mature shrubs and planted borders, providing colour, character and a good degree of privacy throughout the seasons.

There is ample space for outdoor seating and entertaining, while also offering excellent potential for further landscaping to suit individual tastes and requirements. To the front of the property, a driveway provides off-road parking for multiple vehicles.

This unique plot offers a wonderful setting for enjoying the outdoors and presents excellent potential for future enhancements or extensions (subject to the necessary consents).

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: Leasehold
- › EPC Energy Efficiency Rating: E





Tel: 01925 267070

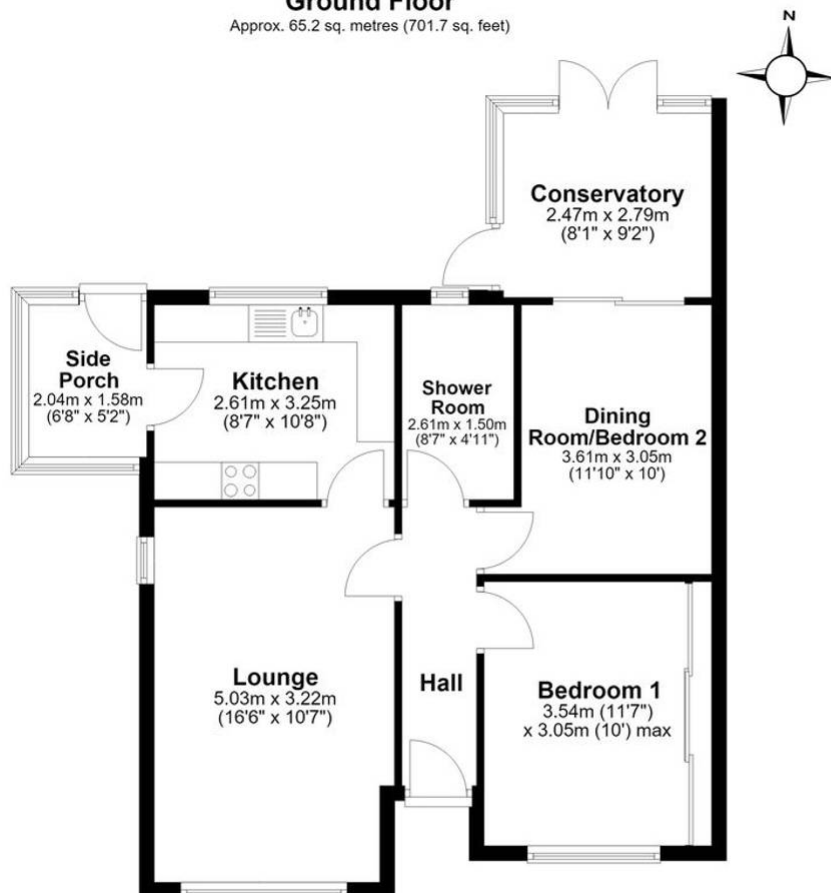
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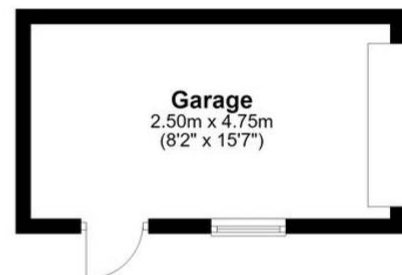
Ground Floor

Approx. 65.2 sq. metres (701.7 sq. feet)



Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 11.9 sq. metres (127.8 sq. feet)



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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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