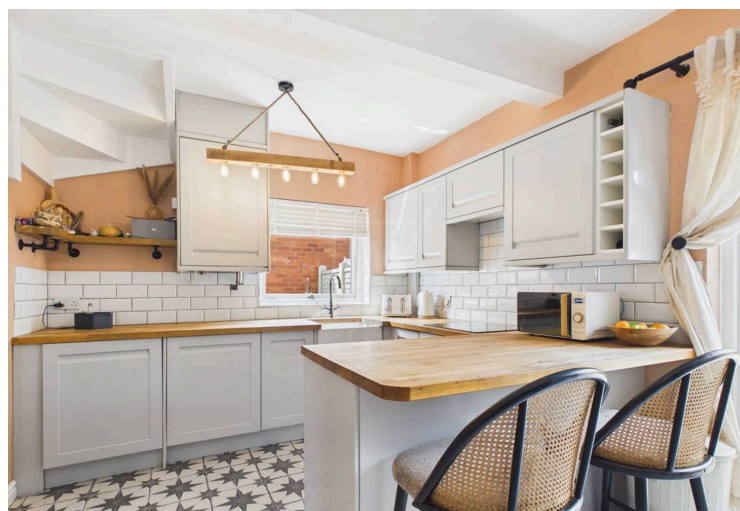




## Beech Avenue, Thelwall

### Warrington, Cheshire

Semi Detached Family Home • Modern and Move In Ready! • Three Bedrooms • Driveway Parking • Rendered Exteriors • Spacious Rear Garden • Freehold Title • Victorian Style Flooring • Close To Schools • Close To Amenities

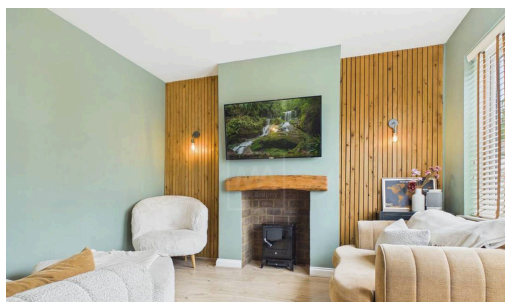
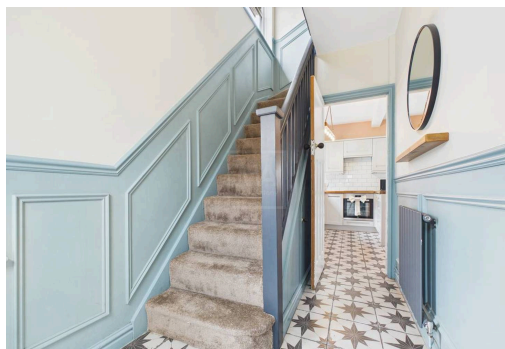


**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR:

This beautifully presented three-bedroom semi-detached home combines modern elegance with timeless character. The bright and airy interiors have been thoughtfully designed, featuring contemporary finishes, stylish wall panelling, and a refined colour palette. To the front of the property, you will find a beautifully presented bay-fronted lounge, showcasing elegant wall panelling, a feature fireplace, and an abundance of natural light flowing through the room. The space perfectly blends modern styling with traditional charm, creating a warm and inviting setting ideal for both relaxing and entertaining. Adjacent to the lounge, you will find the true heart of this home – a stunning kitchen diner designed for modern family living and entertaining. The space features a charming cottage-style kitchen, complemented by exposed brick walls and beautiful Victorian-inspired patterned flooring creating a perfect blend of character and contemporary style. Flooded with natural light, the room offers a wonderful outlook over the rear garden, bringing the outdoors in and enhancing the bright, airy feel.



A dedicated seating area provides the perfect spot for relaxing, enjoying morning coffee, or unwinding with family and friends. This exceptional space combines warmth, charm, and practicality, making it the ideal hub of the home. Upstairs, the property offers three well-proportioned bedrooms, with the principal bedroom positioned to the front of the home and enjoying the charming feature of a bay window. This spacious room benefits from an abundance of natural light, creating a bright and inviting retreat, while offering ample space for a range of furnishings. The remaining bedrooms provide versatile accommodation, perfect for family living.

## GARDEN:

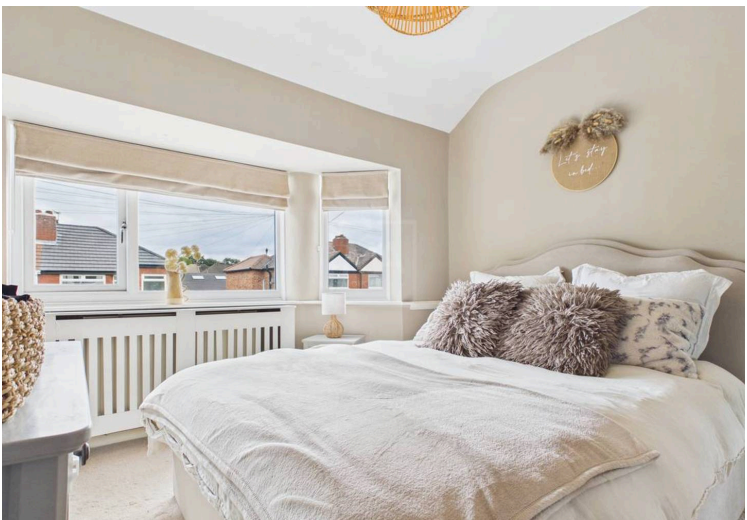
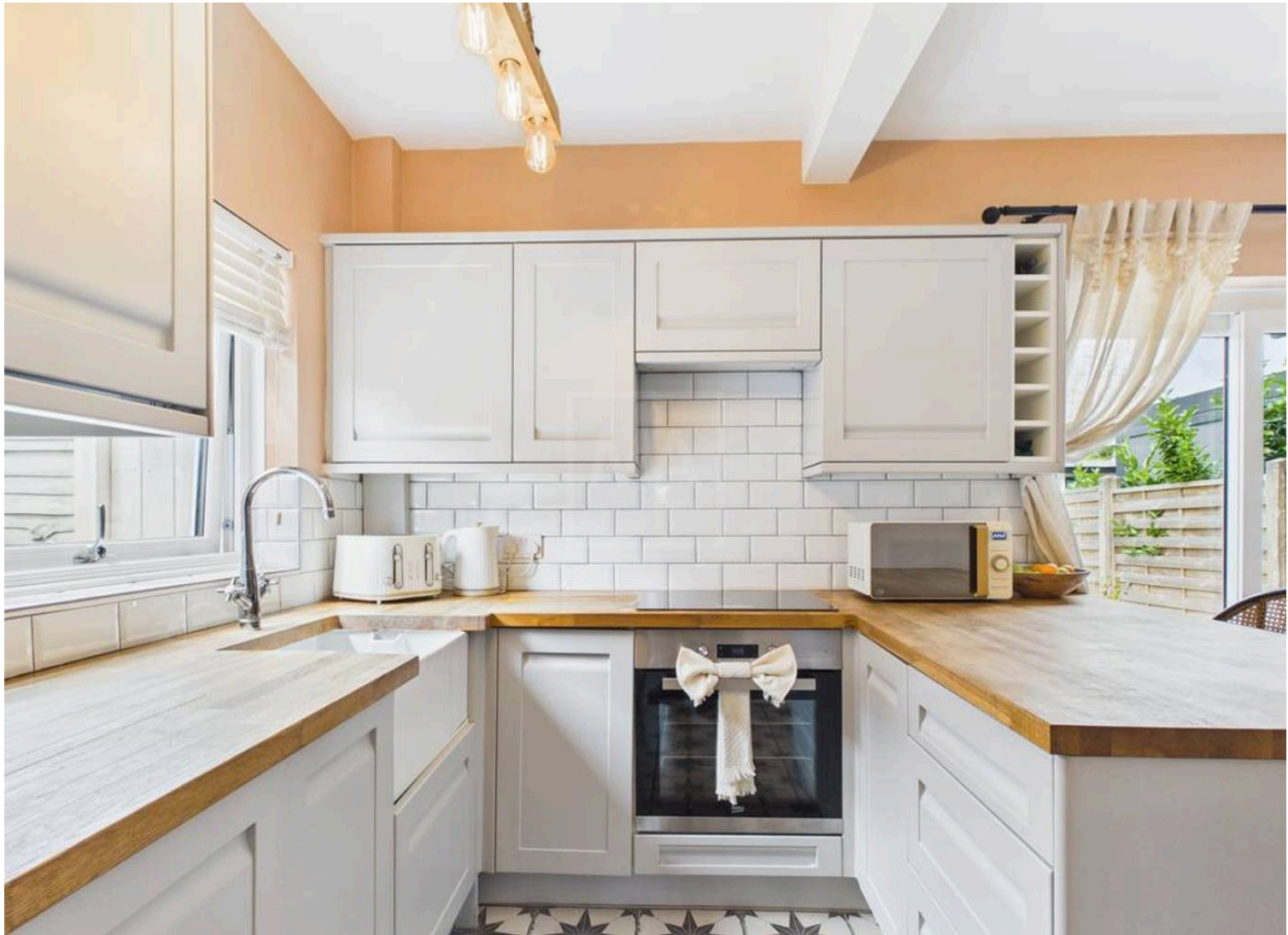
The rear garden provides a peaceful outdoor retreat, with a paved seating area outside the rear door, leading onto lush greenery and established planting. A bark-covered section adds texture and low-maintenance appeal.

## 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: Freehold
- › EPC Energy Efficiency Rating: D

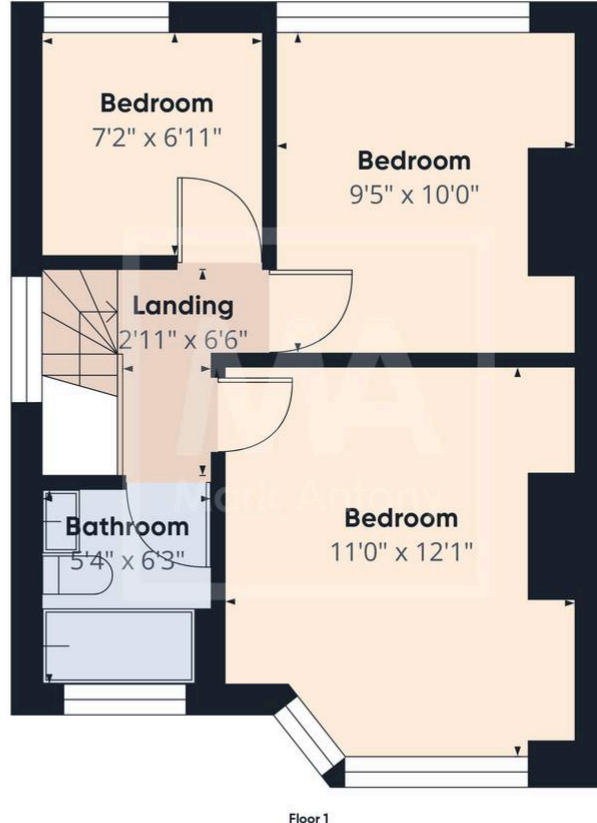
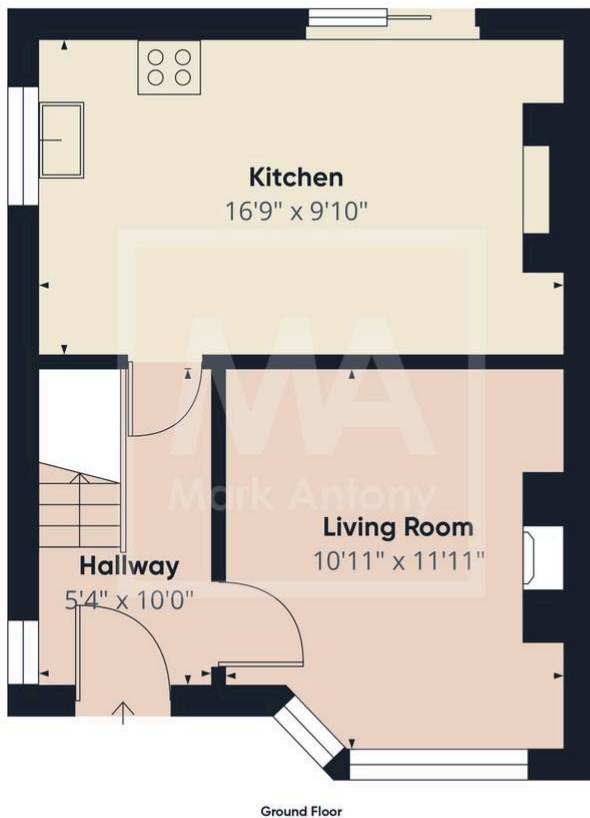




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Approximate total area<sup>(1)</sup>  
667 ft<sup>2</sup>

(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

### 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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