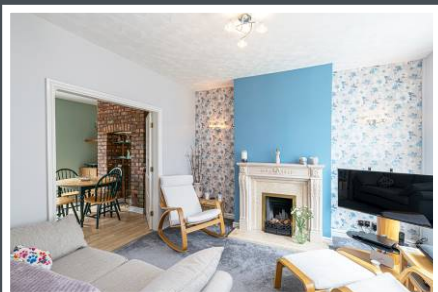




Beech Avenue, Thelwall Warrington, Cheshire



mark antony
SALES & LETTING AGENTS

HIGHLIGHTS

- ❑ No Onward Chain
- ❑ Family Home
- ❑ Sought After Location
- ❑ Off-Road Parking
- ❑ Semi-Detached
- ❑ Great Schools Nearby
- ❑ Landscaped Garden
- ❑ Potential Extension Subject to Planning



DESCRIPTION

With no onward chain, we present this semi-detached house in the desirable location of Thelwall. With three sizeable bedrooms, a large fitted kitchen/dining room and spacious lounge. This property is well presented throughout and offers a stunning landscaped garden to the rear as well as off-road parking. Close to great schools it makes the perfect family home.

Access into this property is via a welcoming hallway leading to the lounge and kitchen/dining room with French doors to the garden. To the first floor are three bedrooms and a shower room.

GARDEN

To the rear of the property is a large landscaped garden consisting of a well maintained lawn, decking and two patio areas perfect for alfresco dining.

SUMMARY OF ACCOMMODATION



GROUND FLOOR

- Entrance Hall
- Lounge 3.60m x 3.35m
- Kitchen/Dining Room 3.02m x 5.12m

FIRST FLOOR

- Landing
- Bedroom One 3.60m x 3.35m
- Bedroom Two 3.02m x 2.85m
- Bedroom Three 2.14m x 2.17m
- Shower Room 1.91m x 1.67m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 145Mb (Via SKY)

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 2.5 miles
 - Walton Gardens 4 miles
 - Warrington Town Centre 4 miles
 - Manchester Airport 14 miles via M56
 - Manchester City Centre 24 miles via M56
- (Distances quoted are approximate)



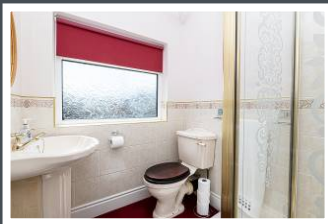
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: C
Service Charges: £5pa
Tenure: Freehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

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

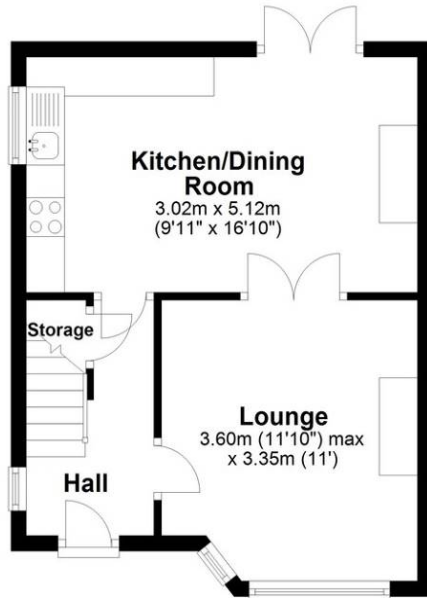




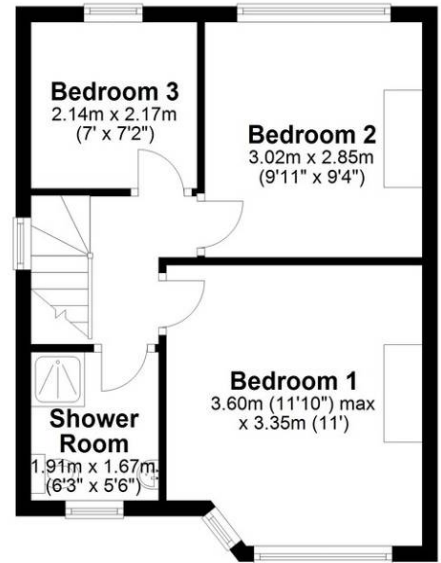
IMPORTANT NOTICE:

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.

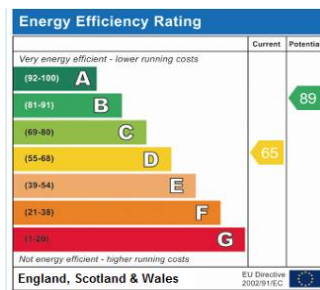
Ground Floor
Approx. 32.9 sq. metres (354.3 sq. feet)



First Floor
Approx. 32.9 sq. metres (354.3 sq. feet)



Total area: approx. 65.8 sq. metres (708.6 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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