



# Hillside Grove, Penketh Warrington, Cheshire



mark antony

SALES & LETTING AGENTS

## HIGHLIGHTS

- Open Plan Living
- Effortless Flow Throughout
- Three Bedrooms
- Modern and Stylish
- Stunning Orangery
- Log Burner
- Attached Garage
- Canal Walks
- Beautiful Garden
- Close to Local Amenities



## DESCRIPTION

This beautiful semi detached property boasts a stunning orangery as well as a spacious lounge and open plan kitchen/diner. With three bedrooms and ample living space, this property is an ideal home for a growing family. Situated within walking distance to the local schools, shops and stunning canal walks nearby - This home is not to be missed.

Access into this modern home is via a welcoming hallway leading into the lounge which features a log burner for the cold winter nights. From the lounge you are led into the open plan kitchen, diner and light and bright orangery which allows the natural light to fill the room.

To the first floor you are presented with three bedrooms and a family bathroom.

There is also an attached garage and utility room.



## GARDEN

Sitting on a generous plot this garden offers the perfect mixture of patio and lawn with mature shrubbery bordering, making it perfect for family gatherings. To the front of the property you are presented with a fantastic sized driveway which is suitable for multiple cars and off road parking is available.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- Lounge 4.81m x 3.77m
- Kitchen/Dining 2.50m x 4.74m
- Utility 1.70m x 2.35m
- Garage 4.10m x 2.35m
- Orangery 3.36m x 2.40m

### FIRST FLOOR

- Landing
- Bedroom One 4.30m x 2.84m
- Bedroom Two 3.01m x 2.82m
- Bedroom Three 3.22m x 1.82m
- Bathroom 3.22m x 1.82m

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 59Mb (Via Sky)

## LOCATION

Penketh is an attractive suburb bordered by farmland and within easy driving distance to Warrington Town Centre. Close to a range of excellent schools, 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.

## DISTANCES

- |                          |                  |
|--------------------------|------------------|
| • Honiton Square         | 5 minute walk    |
| • Penketh High School    | 10 minute walk   |
| • Warrington Town Centre | 2 miles          |
| • Manchester Airport     | 14 miles via M56 |
| • Liverpool City Centre  | 15 miles via M62 |
| • Manchester City Centre | 18 miles via M56 |
| • Chester City Centre    | 22 miles via M56 |

(Distances quoted are approximate)



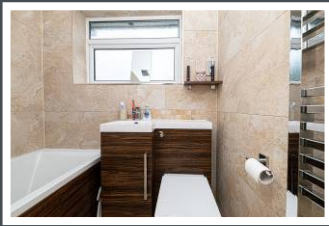
## GENERAL INFORMATION

- |                          |  |
|--------------------------|--|
| <b>Local Authority:</b>  | Warrington Borough Council                   |
| <b>Council Tax Band:</b> | B  |
| <b>Tenure:</b>           | Freehold<br>(to be confirmed by Solicitors.) |

## Contents, Fixtures and Fittings

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

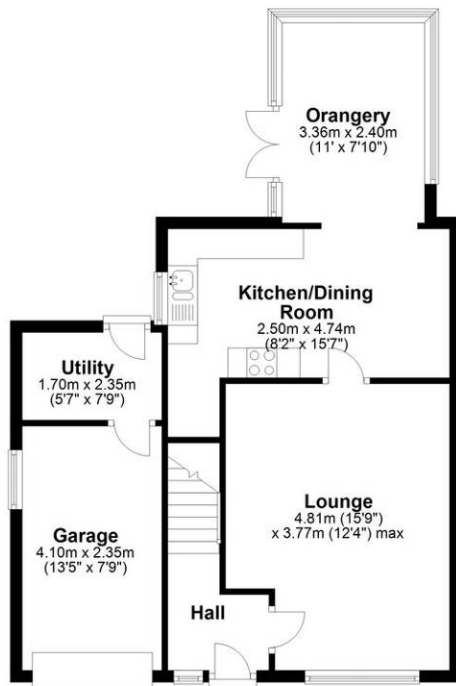




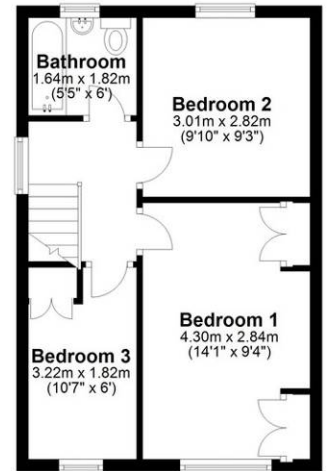
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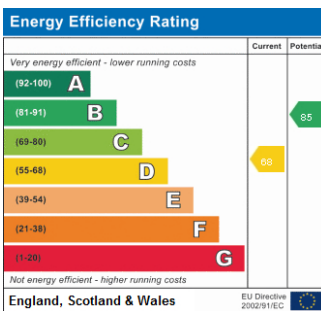
**Ground Floor**  
Approx. 58.0 sq. metres (624.8 sq. feet)



**First Floor**  
Approx. 35.2 sq. metres (379.1 sq. feet)



Total area: approx. 93.3 sq. metres (1003.9 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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82 London Road, Stockton Heath, Warrington  
Office@MarkAntonyEstates.com  
www.MarkAntonyEstates.com  
Tel: **01925 267070**