



Heath Road, Penketh Warrington

Semi-Detached • Four Bedrooms • Excellent Location • Spacious Garden • Garden Room/Office • Private Driveway • Electric Charging Point • Downstairs W.C • Modern Finishes • Versatile Living Spaces



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Upon entering the property, you are welcomed by the bright and airy porch and leading through to the hallway, setting the tone for the rest of the home. To the right, the spacious lounge diner enjoys both a bay fronted window and patio doors to the rear, allowing plenty of natural light to flow through. A charming fireplace creates a warm and cosy atmosphere, making this an ideal space for relaxing or entertaining guests. To the rear of the property you will find the kitchen, finished with neutral tiled flooring, oak worktops and a range of integrated appliances, providing a stylish yet practical setup. The ground floor further benefits from a downstairs W.C. and a versatile fourth bedroom, offering flexible living to suit a variety of needs.

Upstairs, the property opens onto a spacious landing that leads to three further well-proportioned bedrooms, all flooded with natural light. Completing the first floor is the family bathroom, which has recently been modernised and fitted with a contemporary three-piece suite with ceiling spotlights, offering a stylish, relaxing and highly practical space.



EXTERIOR

To the rear you will find the garden, with a perfect mix of patio and lawned area lined with shrubbery. There is also multiple seating areas, perfect for indoor outdoor living and entertaining. The real show-stopper of this space is the garden room, with heating, electrics and neutral décor this space offers a superb and practical set up as an office, salon and multiple other uses. To the front, the property benefits from ample off road parking, as well as an electric vehicle charging point.

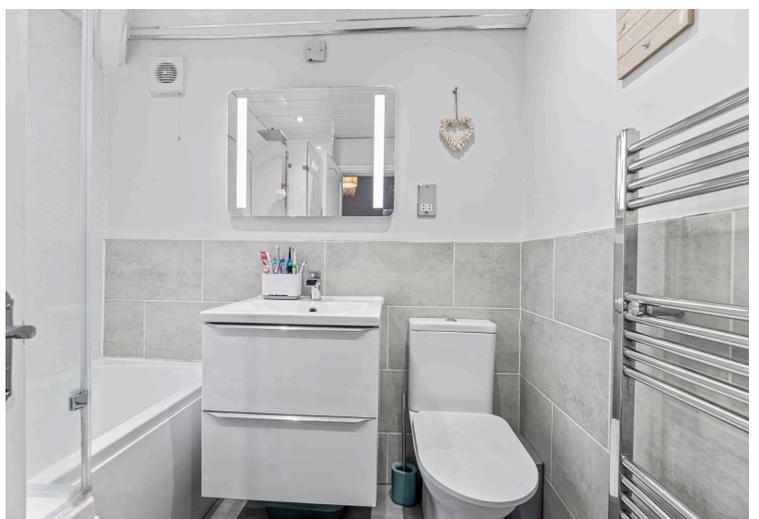
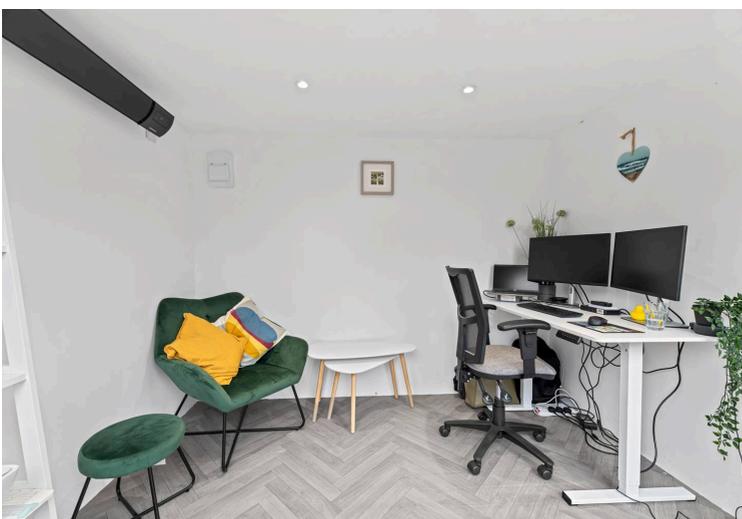


LOCATION

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.

GENERAL INFORMATION

- › Council Tax band: B
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: C



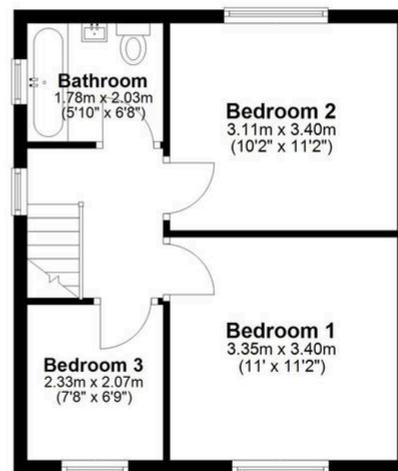
Ground Floor

Approx. 60.6 sq. metres (652.2 sq. feet)



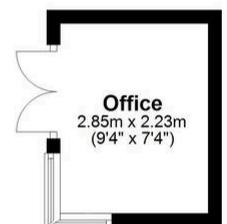
First Floor

Approx. 36.4 sq. metres (391.3 sq. feet)



Garden Room

Approx. 6.4 sq. metres (68.4 sq. feet)



Total area: approx. 103.3 sq. metres (1111.9 sq. feet)

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.