



Manston Road, Penketh

Three Bedrooms • Modern Kitchen/Diner • Move In Ready • Integral Garage • Driveway Parking • Close To Amenities • Close To Schools • Modern Bathroom • Utility Room • Private Rear Garden



Mark Antony
SALES & LETTING AGENTS

SCAN
ME!



INTERIOR:

Now available to view, we are delighted to present this spacious three-bedroom semi-detached home to the market. Set within the sought-after area of Penketh, this stylish, move-in-ready property offers excellent access to local amenities, well-regarded schools, and transport links. Beautifully presented throughout, the home features a bright and airy lounge that creates a warm and inviting atmosphere from the moment you step inside. Adjoining the lounge is a modern kitchen/diner, thoughtfully designed to overlook the rear garden perfect for summer entertainment and child supervision. The kitchen boasts a sleek, contemporary finish with integrated appliances, offering both practicality and style, and making everyday cooking and entertaining effortless. The ground floor concludes with an integral garage and a separate utility. As you ascend the staircase to the first floor, you will find three generously sized bedrooms, including a spacious master bedroom, along with a sleek, modern family bathroom.



GARDEN:

To the rear of the property is a private, well-maintained garden that is not overlooked by neighbouring homes, offering a peaceful and secluded outdoor space. The garden features a pleasant blend of greenery and planted borders, along with a paved area ideal for al fresco dining, entertaining, or relaxing in the warmer months. To the front of the property, convenient off-road parking is available via a private driveway, adding to the home's everyday practicality.



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.

GENERAL INFORMATION:

Council Tax band: B

Tenure: Freehold

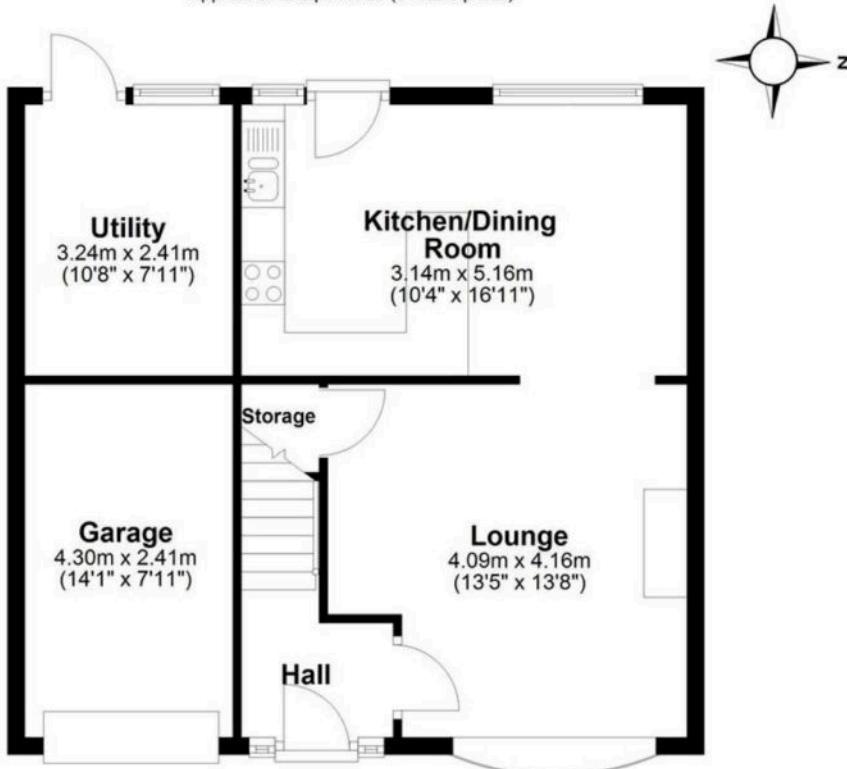
EPC Energy Efficiency Rating: C





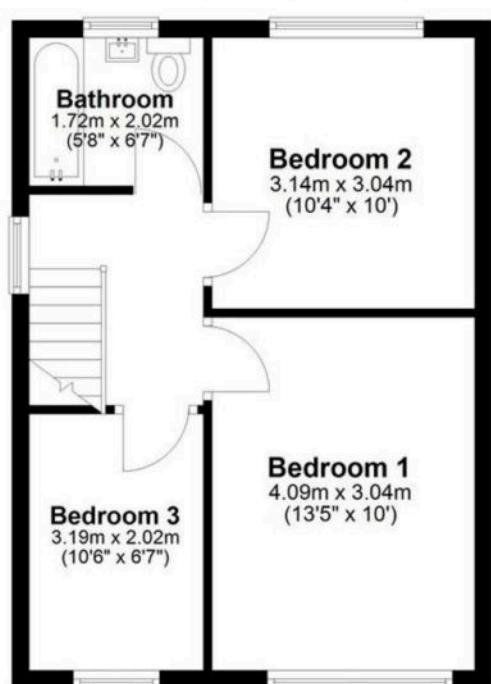
Ground Floor

Approx. 57.2 sq. metres (616.2 sq. feet)



First Floor

Approx. 38.3 sq. metres (411.9 sq. feet)



Total area: approx. 95.5 sq. metres (1028.1 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.



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.

