



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



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

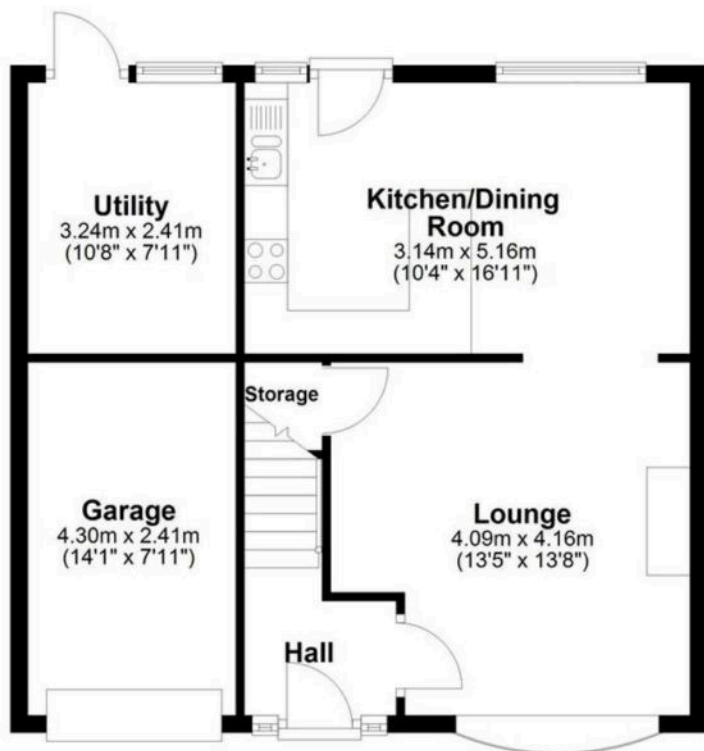
EPC Energy Efficiency Rating: C





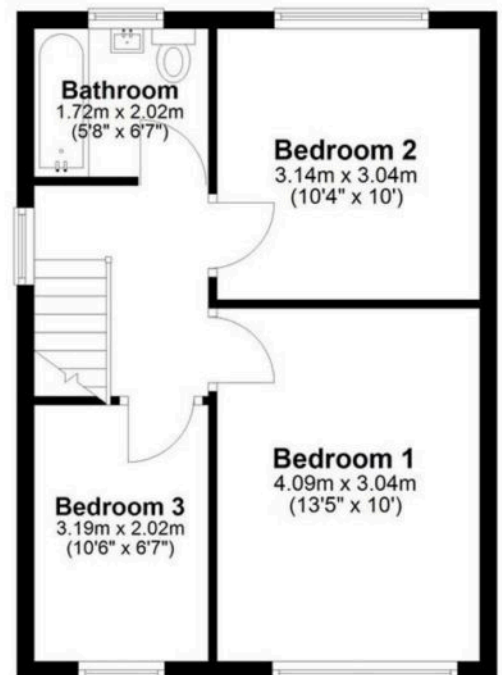
Ground Floor

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.