

Pennypleck Drive Warrington

Ideal Location • Two Bedrooms • First Time Buyers • Freehold • Driveway Parking • Great Schools Nearby • Neutral Throughout • Move In Ready • Modern Build • Great Motorway Links



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

A charming two-bedroom home that's perfectly suited to first-time buyers. You enter into a warm, inviting lounge that's ideal for unwinding after a long day, offering plenty of space for cosy evenings or casual entertaining. From there, move through to the bright kitchen-diner, a practical and social hub with room for cooking, dining and everyday living.

Upstairs, two well-proportioned bedrooms provide comfortable retreats, complemented by a modern bathroom. The layout feels balanced and efficient, making great use of every inch. With its welcoming atmosphere and smart design, this home offers an appealing first step onto the property ladder.



GARDEN:

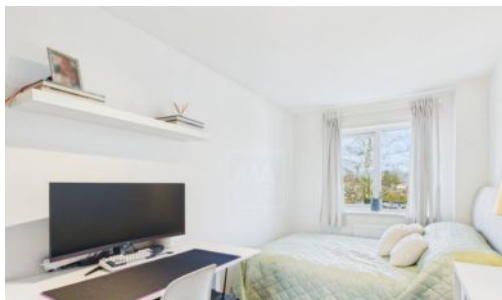
The rear garden extends directly from the kitchen area, creating an easy flow between indoor and outdoor living. It is mainly laid to lawn, offering an open space that's simple to maintain and ideal for relaxing or entertaining. The level layout provides plenty of room for seating or future landscaping ideas, while the open outlook gives the garden a bright, welcoming feel that suits a variety of lifestyles.



LOCATION

Nestled cosily between Walton and Grappenhall, this leafy suburb sits south of Warrington Town Centre and benefits from beautiful surroundings. Appleton Thorn is home to charming buildings which span back centuries and are still put to great use today. The village hall hosts a range of community events from beer festivals and BBQs to the annual midsummer's "Bawming the Thorn." There's also a local church, cosy pubs and Warrington Golf Club is fairly close by. For cyclists and walkers, the village boasts a range of scenic routes and is just a short drive from Stockley Farm and Arley Hall, which are ideal for family days out.

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







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Ground Floor



Floor 1



Approximate total area⁽¹⁾
691 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.



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