



1 Tannery Lane, Penketh Warrington, Cheshire

No Onward Chain • Three Bedrooms • Freehold Title • Private Driveway • Excellent Location • Move In Ready •
Integrated Garage • Close To Local Amenities • Integrated Appliances • Generous Plot



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Access to the property begins via a welcoming hallway leading into the bright lounge featuring a large front window, electric fire creating a cosy atmosphere and patio doors leading out to the rear garden. The layout flows effortlessly into the well equipped kitchen, fitted with integrated appliances and ample storage space.

Upstairs, the home presents a spacious three piece family bathroom. There are also three well-proportioned bedrooms, all flooded with natural light.

Thoughtfully designed throughout, this home blends practicality with comfort, making it an appealing choice for both investors and first-time buyers.



EXTERIOR

A spacious patio leads onto a well maintained lawn bordered by mature shrubs, creating a sense of privacy and tranquillity. With no overlooking neighbours, it's the perfect setting to soak up the sun or entertain guests in style.

To the front, there is a generous lawn to the side, with a separate driveway providing ample off-road parking. There is also a spacious integrated garage, adding extra storage with it's practical set up.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



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. There is also a leisure centre, library and golf club, meaning residents have a great range of facilities right on the doorstep.







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Approximate total area⁽¹⁾
857 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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