



10 Warton Close, Penketh Warrington, Cheshire

Semi Detached • Generous Corner Plot • Three Bedrooms • Freehold Title • Private Garden • Off Road Parking
• Move In Ready • Four Piece Bathroom • Excellent Location • Close To Local Amenities



Mark Antony
SALES & LETTING AGENTS

SCAN
ME!



INTERIOR

Accessed via a welcoming vestibule entrance, this delightful home opens into a bright and airy lounge, enhanced by a large front-facing window and an attractive fireplace that creates a warm and inviting focal point.

To the rear of the property, the spacious dining area offers an open-plan feel, ideal for both everyday living and entertaining, while enjoying pleasant views over the garden. Adjacent to the dining space, the well-appointed kitchen is also positioned at the rear and benefits from integrated appliances, generous storage solutions, and ample worktop space designed to accommodate modern family life.

Upstairs, the property boasts three well-proportioned bedrooms, each thoughtfully positioned to offer privacy and an abundance of natural light. The bedrooms are served by a beautifully presented contemporary four-piece bathroom, featuring a walk-in shower, freestanding bath, and sleek, high-quality finishes — providing the perfect space to unwind and relax.

EXTERIOR

The true show stopper of this property is the generous and well-maintained



EXTERIOR

The true show stopper of this property is the generous and well-maintained rear garden situated on a substantial corner plot, offering an excellent degree of privacy thanks to mature hedging and secure boundary fencing. Predominantly laid to lawn, the garden provides an ideal space for families, outdoor entertaining, or simply relaxing in a peaceful setting.

A paved patio area sits adjacent to the property, creating the perfect spot for al fresco dining and summer gatherings, while a pathway runs along the side of the home for convenient access. To the front, the property benefits from ample off road parking, adding to the charm of this property as well as an integrated garage, perfect for additional parking or extra storage solution.



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.

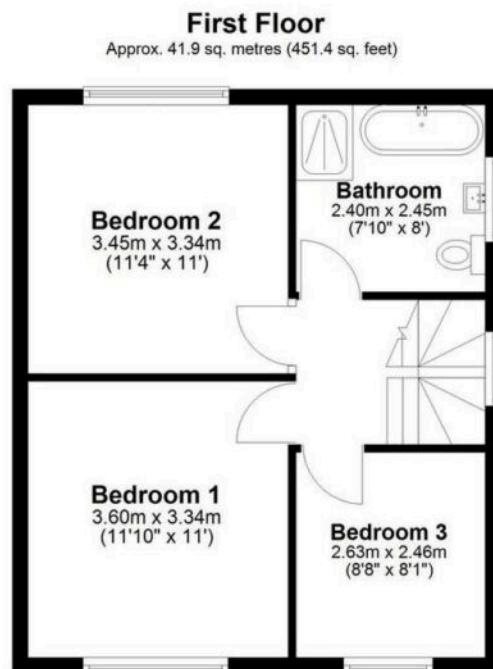
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC







Total area: approx. 90.9 sq. metres (978.9 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.

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.



Warrington's Highest Rated Agent



