



Cherry Tree Avenue, Penketh Warrington, Cheshire



Asking Price Of

£195,000



mark antony

SALES & LETTING AGENTS

HIGHLIGHTS

- Semi-Detached Home
- Three Bedrooms
- Two Reception Rooms
- Rustic Kitchen
- Driveway Parking
- Garage With Power
- Sought After Location
- Large Garden
- Ground Floor Toilet
- Gas Central Heating

DESCRIPTION

A wonderful semi-detached home in the highly sought after location of Penketh. This delightful home has three bedrooms, two reception rooms, a country style kitchen and a three piece bathroom. With driveway parking for multiple cars this really is the perfect family home.

To the ground floor there is a good sized lounge with a cosy log burner, there is also a dining area looking out on to the garden, the country style kitchen features a range cooker, there is also a ground floor WC. To the first floor there are three generous sized bedrooms and a modern family bathroom.

THE GARDENS

To the rear of the property there is a stunning garden with a large area laid to lawn and a patio area perfect for alfresco dining. You will also find a summer house and a brick built garage benefiting from electric. To the front of the property there is a low maintenance garden with mature shrubs and driveway parking for multiple cars.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 4.4m x 3.5m
- Dining Room 3.8m x 5.2m
- Kitchen 2.8m x 2.5m
- WC

FIRST FLOOR

- Landing
- Master Bedroom 4.0m x 3.4m
- Bedroom Two 3.5m x 3.4m
- Bedroom Three 2.0m x 1.9m
- Bathroom 2.3m x 1.9m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 100Mb (Via Virgin)

LOCATION

The area of Penketh is home to a variety of excellent schools including Penketh High School and Penketh Community Primary School. Located conveniently between Warrington Town Centre, Widnes Town Centres and the M62 motorway. Penketh has a variety of public houses all supplying quality beers and foods, and all within easy walking distance of each other. There are also many local shopping facilities. Situated on the Banks of the River Mersey, and with the first English Industrial Canal running through the centre of Penketh there are many scenic walks along the canal banks, and through the local farming fields.

DISTANCES

- Warrington Town Centre 2.5 miles
- Widnes Town Centre 5 miles
- Liverpool City Centre 16 miles
- Manchester City Centre 22 miles via M62
- Manchester Airport 24 miles via M56

(Distances quoted are approximate)



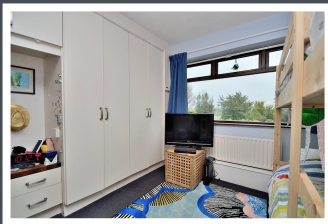
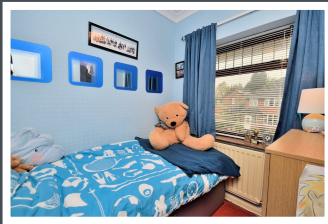
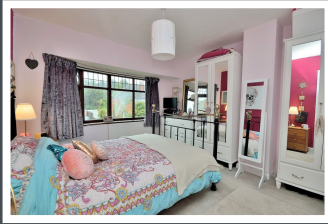
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: C
Tenure: Leasehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.





IMPORTANT NOTICE:

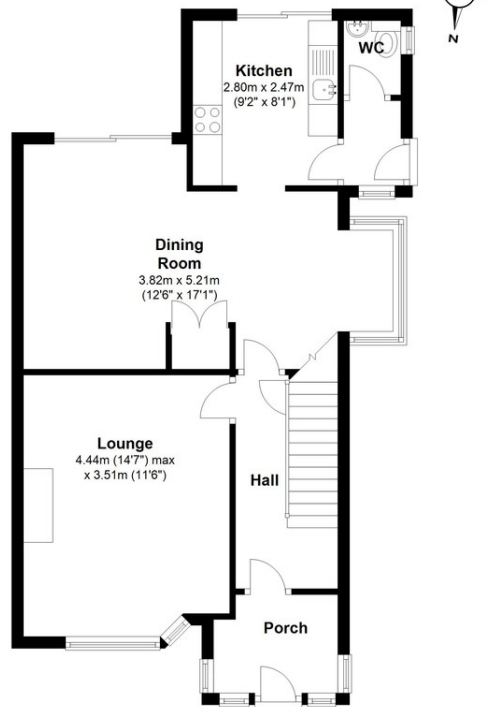
Mark Antony Estates wishes to inform all prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property 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 representations of fact.



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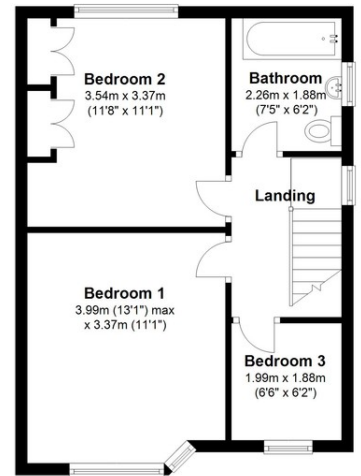
Ground Floor

Approx. 54.9 sq. metres (590.8 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.4 sq. feet)



Total area: approx. 94.4 sq. metres (1016.2 sq. feet)



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs

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