



An attractive bay fronted three bedroom semi-detached property situated in the village of Thelwall, a short distance from both Stockton Heath and Lymm. The spacious accommodation comprises of living room featuring bay window with original stained glass panels, kitchen and further reception room leading onto large mature garden to the rear. To the first floor are three bedrooms, two of generous proportions and family bathroom. The property is in need of modernisation giving potential buyers scope to add value.



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PORCH

Covered porch with original tiled floor and wooden front door featuring stained glass panels leading to

ENTRANCE HALLWAY

Double radiator and under stair storage.

LOUNGE

14' 7" x 11' 4" (4.45m x 3.47m) Large reception room with living gas fire, stone cladding surround with inbuilt shelving, double radiator and single glazed bay window to the front elevation with stained glass panels.

SITTING ROOM

12' 3" x 11' 5" (3.74m x 3.49m) Further good sized reception room with living gas fire, with tiled fire surround and wooden mantel. Double radiator and double glazed sliding doors leading to the large garden at the rear.

KITCHEN

18' 9" x 6' 5" (5.73m x 1.98m) There are range of wall and base level wood effect units with marble effect laminate work surface. One and a half stainless steel sink and draining board, four ring gas hob with cooker hood over, double gas oven, space and plumbing for fridge, freezer and washing machine. Double radiator, window to rear elevation.

UTILITY ROOM/REAR PORCH

Currently utilised as a utility room with space and plumbing for additional appliances. Window to rear elevation and door leading to garden.

FIRST FLOOR

LANDING

Leading to

BEDROOM 1

14' 6" x 8' 9" (4.43m x 2.68m) Large double bedroom





featuring bay window with stained glass panels to the front elevation. Double radiator, 2 x double fitted wardrobes with sliding doors.

BEDROOM 2

12' 2" x 9' 5" (3.73m x 2.89m) Single radiator, double glazed window to rear elevation, 2 x fitted wardrobes with sliding doors.

BEDROOM 3

9' 1" x 6' 6" (2.78m x 2m) Would be ideal for use as a home office. Single radiator, small triangular shaped bay window with stained glass panels to front elevation.

FAMILY BATHROOM

Single radiator, three piece suite, electric power shower, airing cupboard housing boiler. Loft access.

OUTSIDE

ATTACHED GARAGE

Metal up and over door, power and water supply.

GARDENS

Rear garden: paved patio area, garden laid to lawn with a range of mature shrubs and hedges in its borders, wooden garden shed.

Front garden: previously planted as a rockery.

LOCATION

This property is situated in the village of Thelwall being approximately equi-distant between Stockton Heath and Lymm where in both centres there is a selection of schools, shops, restaurants, supermarkets, wine bars, etc. There is also a nearby shopping parade in nearby Barley Road and for comprehensive shopping needs Warrington Town Centre is readily accessible. Access to the M56/M6/M60 motorway network can be gained nearby and subsequently to Manchester International Airport.





VIEWING ARRANGEMENTS

Strictly by appointment with the agents Fine & Country homes by Wright Marshall Knutsford Office. E-mail: knutsford@wrightmarshall.co.uk.

SALES PARTICULARS & PLANS

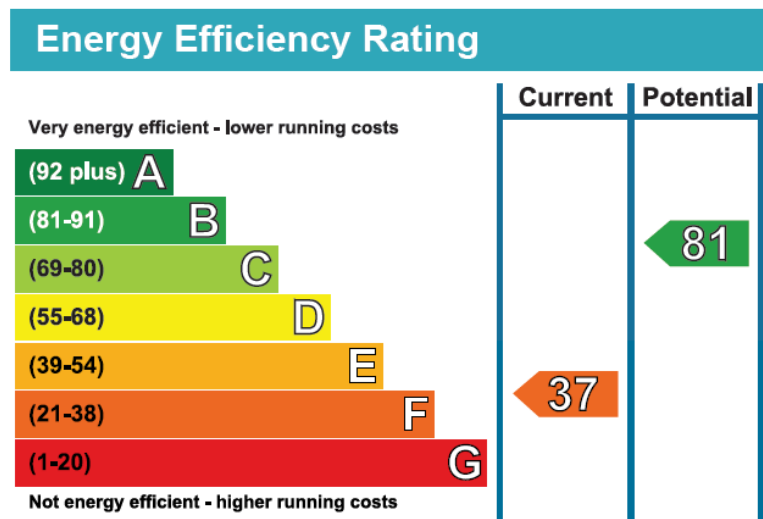
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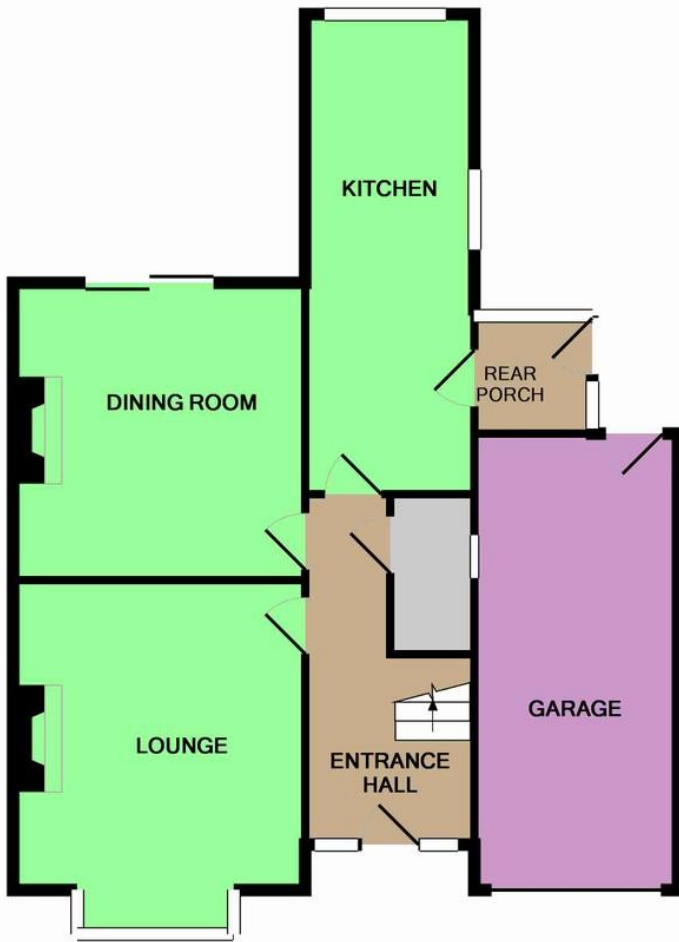
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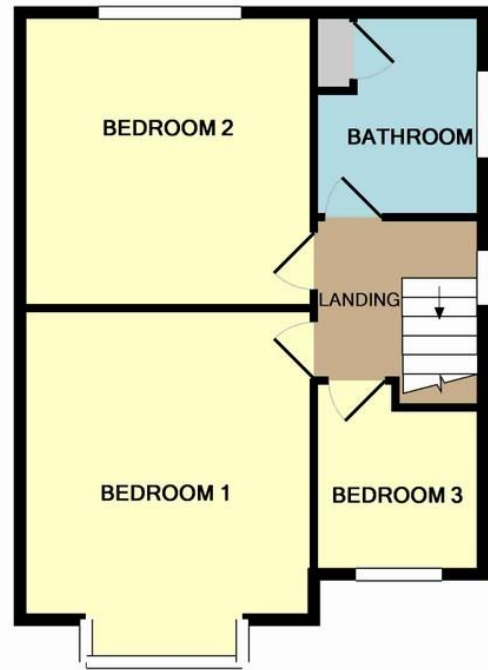
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GROUND FLOOR



1ST FLOOR

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