



Barley Road, Warrington Cheshire

Semi Detached • Generous South Facing Garden • Three Bedrooms • Freehold Title • Modern Kitchen • Newly Recarpeted Throughout • Open Plan Living Space • Garage And Driveway Parking • Close To Local Amenities • Substantial Plot



Mark Antony
SALES & LETTING AGENTS



INTERIOR

The property is welcomed by a charming entrance porch, leading into the main lounge – a bright and inviting space centred around a feature fireplace. The lounge also benefits from useful understairs storage. Continuing through the home, you arrive at the true heart of the property: a beautifully finished kitchen, dining and reception space, thoughtfully designed for modern family living and entertaining. The stylish kitchen features a range of sleek fitted cabinetry, alongside integrated appliances and contemporary LED lighting. A breakfast bar offers the perfect spot for casual dining and flows seamlessly into the dedicated dining area, ideal for hosting family and friends. The adjoining reception room is filled with natural light and enjoys lovely views over the garden. Sliding doors open directly onto the outdoor space, creating a seamless connection between the interior and garden.

Upstairs, a spacious landing leads to three well-proportioned bedrooms, each benefiting from built-in storage.



Completing the first floor is a generous four-piece family bathroom with hardwood parquet flooring, offering a stylish and practical space for the household.

GARDEN

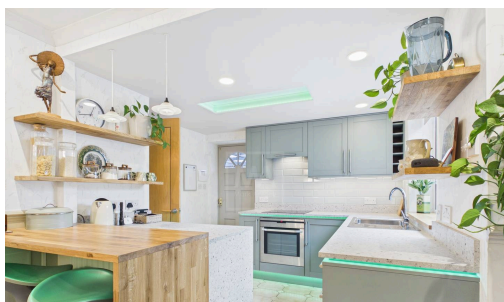
The property boasts a truly exceptional secluded South-Facing rear garden, offering an impressive sense of privacy and tranquillity. Beautifully landscaped and thoughtfully designed, the garden features an abundance of mature planting, colourful borders, and established shrubs and trees. A central lawn is bordered by well-stocked flowerbeds and meandering paved pathways, while a charming ornamental pond provides a peaceful focal point. A particular highlight is the open aspect to the rear, with fields beyond. The garden also provides access to the garage and workshop. To the front, the property boasts ample off-road parking, a carport, and an attractive front garden.

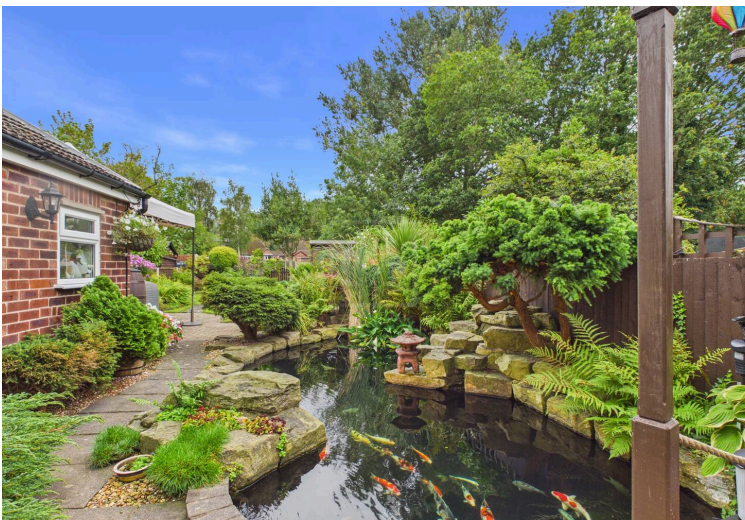
LOCATION

Thelwall is a picturesque suburb, nestled south of the Manchester Ship Canal. The area is surrounded by attractive parkland, canals and streams which provide scenic walking, cycling and running routes. There is also a selection of cosy pubs in the village, perfect for post-walk lunches. The area is popular with families, as it boasts a selection of excellent schools and benefits from a great range of day nurseries. The M6 is just a few minutes' drive from Thelwall, making it a popular location for those who commute to nearby towns and cities.

GENERAL INFORMATION

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







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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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