



## Thelwall Lane, Warrington Cheshire

Family Home • Three Bedrooms • Modern Interior • Ready to Move Into • Wonderful Location • Waterfront Property • Stunning Garden • Parking Available • Close to Local Transport Links • Close to Local Amenities



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR:

Step inside this stunning three-storey modern home, perfectly designed for contemporary family living. Upon entering, you are welcomed into a bright and inviting entrance hall that leads to a spacious lounge, offering the perfect setting to relax, entertain, or enjoy cosy evenings with family and friends. To the rear of the property, the impressive kitchen/diner serves as the heart of the home, featuring stylish modern fittings, ample worktop space, and plenty of room for dining and socialising.

The first floor provides two generous bedrooms, both beautifully presented and versatile in their use, whether as children's rooms, guest accommodation, or a home office. Completing this level is a sleek and modern family bathroom finished to an excellent standard.

Occupying the entire top floor is the superb master suite, creating a private sanctuary away from the rest of the home. This spacious bedroom benefits from its own contemporary en suite shower room and excellent storage, providing comfort, privacy, and luxury in equal measure.



Throughout, the property is beautifully maintained and ready to move straight into.

## GARDEN:

This beautifully landscaped garden has been designed with both style and practicality in mind. A perfectly manicured artificial lawn provides a vibrant splash of colour all year round, creating a low-maintenance outdoor space that can be enjoyed in every season. Framing the lawn are elegant porcelain-effect stone patio slabs in soft neutral tones, offering a contemporary finish and ample space for outdoor seating and entertaining. To the rear, a private seating area provides the perfect spot to relax with family and friends, while the sleek grey fencing enhances both privacy and the garden's modern aesthetic. The result is a stylish, easy-to-maintain garden that feels both inviting and effortlessly sophisticated.

## LOCATION

Set around Victoria Park, Latchford is a popular suburb located just one mile south of Warrington Town Centre. Residents benefit from the excellent facilities Victoria Park has to offer including a professional running track, skate park, play area and floodlit training pitch. The park is also home to Warrington Athletic Club and hosts a weekly Parkrun open to all abilities. Latchford is well serviced by public transport and just a short drive from the M62. The area is also within close proximity to a range of great schools.

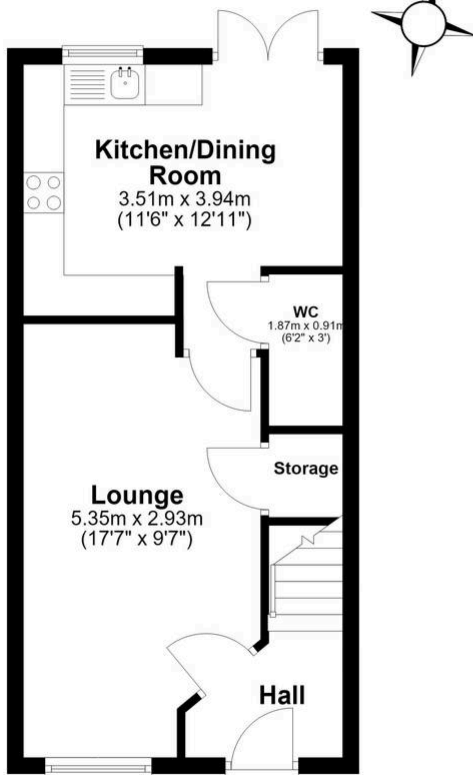
## GENERAL INFORMATION

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



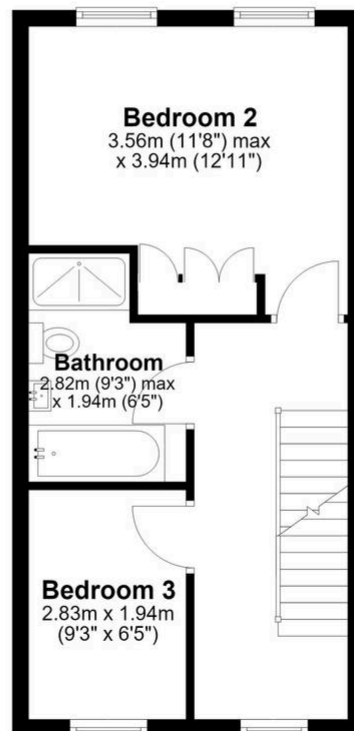
### Ground Floor

Approx. 33.7 sq. metres (362.6 sq. feet)



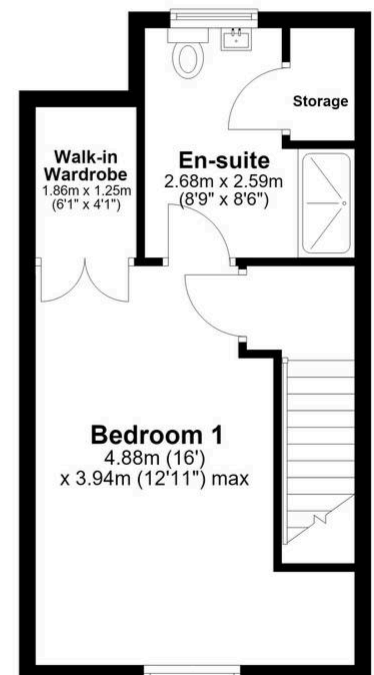
### First Floor

Approx. 33.7 sq. metres (362.6 sq. feet)



### Second Floor

Approx. 29.4 sq. metres (316.6 sq. feet)



Total area: approx. 96.8 sq. metres (1041.8 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.