NEW-WAY HOMES Limited
Independent Estate And Letting Agents

01925 790555
sales@newwayhomes.co.uk









THE PARK, PENKETH, WARRINGTON

SSTC

£265,000 Freehold

Charming period home dating to around 1890 in sought-after Penketh, WA5. Beautifully presented with 2 double bedrooms, stylish kitchen/bathroom & generous generous rear yard. Excellent amenities, schools, rail and motorway links, with Warrington, Widnes, Liverpool and Manchester within easy reach

- Garden Fronted
- Mid Terrace
- Two double bedrooms
- Upstairs Bathroom
- Beautifully decorated
- Large rear yard

Much Sought-After Penketh Location – Character, Convenience & Excellent Transport Links

A charming two double bedroom period home, believed to date from around 1890, occupying a much sought-after position in "The Park" Penketh, WA5.

Originally built for local tannery workers, this attractive period property has a wonderful sense of history and character, whilst having been thoughtfully updated to provide a stylish and comfortable modern home.

Garden-fronted and beautifully presented throughout, the property offers two generous double bedrooms, a large private rear yard, together with a beautifully decorated interior. The modern and tasteful kitchen and bathroom complement the period character perfectly, creating a home that successfully combines traditional charm with contemporary living.

Penketh is a popular and well-established residential area offering an appealing combination of community, convenience and excellent connectivity. Ideally positioned between Warrington and Widnes, the property is well placed for everyday amenities, with local shops, convenience stores, cafés, public houses and essential services close by, whilst the wider retail, dining and leisure facilities of Great Sankey, Westbrook and Warrington are also readily accessible.

For those who enjoy the outdoors, the area is particularly appealing, with Sankey Valley Park providing extensive green space, walking and cycling routes, wildlife and attractive pathways along the historic Sankey Canal. The surrounding area also offers a variety of local leisure and community facilities.

Families are well catered for, with a good selection of established primary and secondary schools within Penketh and the surrounding areas, including schools with positive recent Ofsted outcomes. There are also further educational options across neighbouring Great Sankey and Warrington.

For commuters, the property enjoys excellent access to the wider North West road network, with convenient routes towards Warrington, Widnes, Liverpool, Manchester and Chester, together with access to the M6, M62 and M56 motorway network. This makes the location particularly appealing to those travelling for work whilst enjoying the benefits of an established residential community.

Rail connections provide further convenience, with Warrington West offering a nearby local station, whilst Warrington Bank Quay and Warrington Central provide additional services for regional and longer-distance travel. This choice of railway stations makes commuting and travelling across the North West particularly convenient.

The property's location is also well suited to those travelling further afield, with both Liverpool John Lennon Airport and Manchester Airport within convenient reach, offering an extensive choice of domestic and international destinations.

Combining period character, beautifully presented accommodation, generous outdoor space and a highly convenient location, this is a wonderful opportunity to acquire a home in a sought-after part of Penketh. With local amenities, green spaces, schools and excellent road and rail connections all close by, the property offers an enviable balance of characterful living and modern-day convenience.

Council Tax Band: B (Warrington Borough Council)
Tenure: Freehold
Garden details: Front Garden, Rear Garden



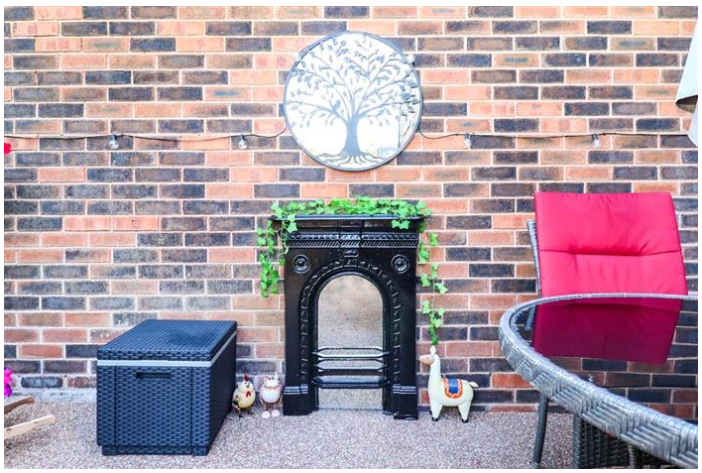














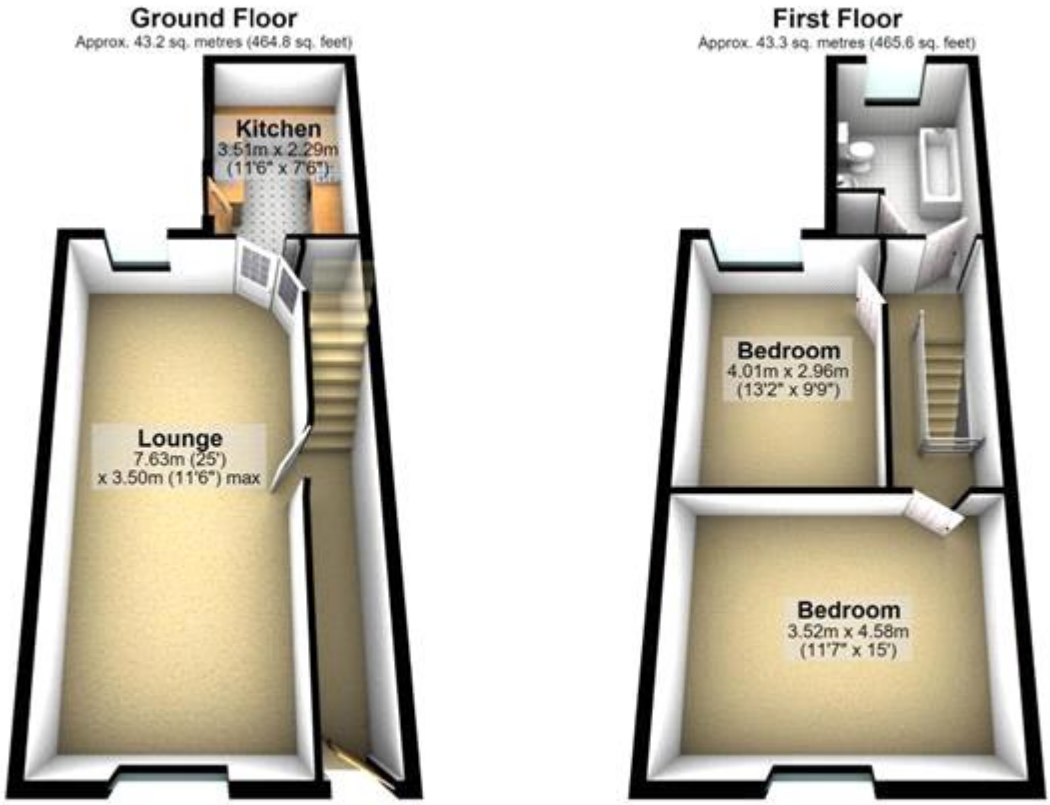






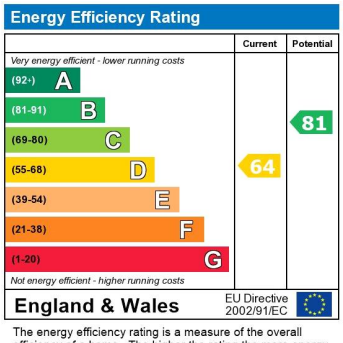






Total area: approx. 86.4 sq. metres (930.4 sq. feet)

Floor plan for illustrative purposes only. Not to scale. All measurements are approximate and and not guaranteed to be exact.
Plan produced using PlanUp.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.