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BABBACOMBE ROAD, PENKETH, WARRINGTON

£250,000 Freehold

Beautifully presented 2-bed semi-detached bungalow in popular Penketh location. Large lounge with feature fireplace, shower room, tasteful décor and carpets throughout. Rear gardens, patio, large driveway, detached garage & shed. Short walk to Honiton Way amenities within popular Penketh village.

- Sought after location
- Popular Penketh Village location
- 2 Bed semi detached Bungalow
- Enclosed rear garden
- Garage and Driveway

A Well-Presented Two-Bedroom True Bungalow with Generous Gardens, Driveway, Garage & Excellent Commuter Links

A charming and beautifully presented two-bedroom true bungalow, ideally situated in the popular village of Penketh, Warrington, within easy walking distance of the excellent range of amenities at Honiton Way.

This attractive property offers comfortable single-level living and would make an ideal home for those looking to downsize, retirees, couples or anyone seeking convenient one-floor accommodation in a well-established residential location.

The accommodation comprises two bedrooms, a bathroom with shower and a large, welcoming lounge featuring an attractive feature fireplace. The property has been tastefully decorated and benefits from carpets throughout, creating a warm and homely feel.

Externally, the property continues to impress, with a flagged area and mature shrubs to the front and the rear gardens laid mainly to lawn, together with a patio area providing space for outdoor seating and entertaining. A large driveway provides ample off-road parking and leads to a detached garage, while a useful garden shed provides additional storage.

Convenient Penketh Village Location

The property is particularly well placed for everyday amenities, being within walking distance of Honiton Way, where residents can find a useful selection of local facilities including shops, GP surgery, swimming pool, pharmacy, opticians/hearing centre, bakery, library and post office.

Warrington town centre is approximately 2 miles away, offering an extensive range of shopping, leisure, dining and commercial facilities. Local bus services also provide convenient connections towards Warrington, Widnes and Liverpool.

Excellent Commuter Connections

Penketh enjoys an enviable position for commuters, with the wider Warrington area benefiting from access to the M62, M6 and M56 motorway networks. The M62 provides convenient east-west connections towards Liverpool, Manchester and Yorkshire, while the M6 provides north-south access towards Cheshire, Staffordshire, the Midlands and Lancashire. The M56 provides access towards Manchester and Cheshire, with the M6/M56 interchange at the southern side of Warrington.

There is also Warrington West station, while Warrington Bank Quay provides access to the West Coast Main Line, including services towards London Euston and destinations northwards. Warrington Central provides further east-west rail connections.

For air travel, both Liverpool John Lennon Airport and Manchester Airport are readily accessible from Warrington, providing a choice of regional and international flights.

A beautifully presented true bungalow offering comfortable single-level living, outside space and an exceptionally convenient Penketh location. Early viewing is highly recommended to appreciate the accommodation, parking, garden and excellent commuter position.

Council Tax Band: B (Warrington Borough Council)
Tenure: Freehold
Parking options: Driveway, Garage
Garden details: Enclosed Garden, Rear Garden



























Ground Floor

Approx. 55.3 sq. metres (594.9 sq. feet)



Total area: approx. 55.3 sq. metres (594.9 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.



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.