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BROAD OAK AVENUE, PENKETH, WARRINGTON

£299,950 Freehold

Three-bedroom semi-detached family home in sought-after Penketh, offering generous living space, driveway parking for 3 –4 cars, attached garage and enclosed rear garden with patio. Excellent commuter links and local amenities nearby, with exciting potential to modernise and update a much loved home.

- Charlie Halton Build
- Garage and Driveway
- Garden
- Ideal First Time Buyers
- In Need of Modernisation
- Semi Detached Home
- Sought-after Penketh location
- Three Bedrooms

A Well-Proportioned Family Home with Excellent Potential in Sought-After Penketh.
A well-proportioned three-bedroom semi-detached family home, offering generous outside space, excellent parking and exciting potential for the next owners to put their own stamp on a much-loved property. This property is offered for sale and is chain free with vacant possession.
Situated in the sought-after area of Penketh, Warrington, this appealing family home was built by Charlie Halton, a renowned Warrington builder with a strong reputation for constructing sought-after semi-detached properties, particularly within the Penketh area.
The property offers a practical layout ideal for modern family life, with three well-sized bedrooms, a family bathroom plus a separate WC, and plenty of scope for future owners to personalise and enhance the accommodation to their own taste.
Externally, the property continues to impress. A large driveway provides parking for approximately three to four cars, while the attached garage offers valuable additional storage and, subject to the necessary permissions and consents, potential for further development or conversion.
To the rear is an enclosed garden with a patio area, creating a private and versatile outdoor space for children, entertaining or simply enjoying the warmer months.

Location & Commuter Links
Penketh is particularly well placed for commuters, with convenient access to the region's major road networks. M62 Junction 8 is readily accessible, while M6 Junctions 21A and 22 provide excellent connections towards Manchester, Liverpool, Chester, Birmingham and beyond. The property is close to the towns of both Warrington and Widnes and within a short walk of the local amenities at Honiton Way which has a range of shops, Post Office, pharmacy, café/bakery, GP surgery and swimming pool. The property is close to the local bus route and access to both of the local towns and throughout the area is easy and accessible.

Education
The area is well served by a selection of primary and secondary schools, making this an attractive location for families. Penketh Primary School and Penketh High School are both nearby and currently hold a Good Ofsted rating. Other local options include Penketh South Community Primary School, St Joseph's Catholic Primary School, Park Road Community Primary School and St Gregory's Catholic High School,

The Opportunity
Offering a combination of three bedrooms, generous driveway parking, an attached garage, enclosed garden and patio, this is a property with plenty to recommend it today, while also providing the exciting opportunity for its new owners to modernise and make it truly their own.
With its established family credentials, sought-after Penketh location, excellent commuter connections and potential for further improvement, this is a home that deserves to be viewed to fully appreciate the space and possibilities on offer.
Early viewing is highly recommended.

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













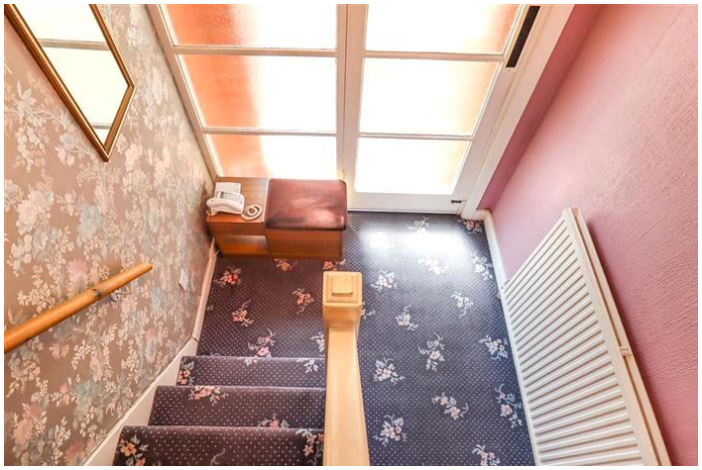












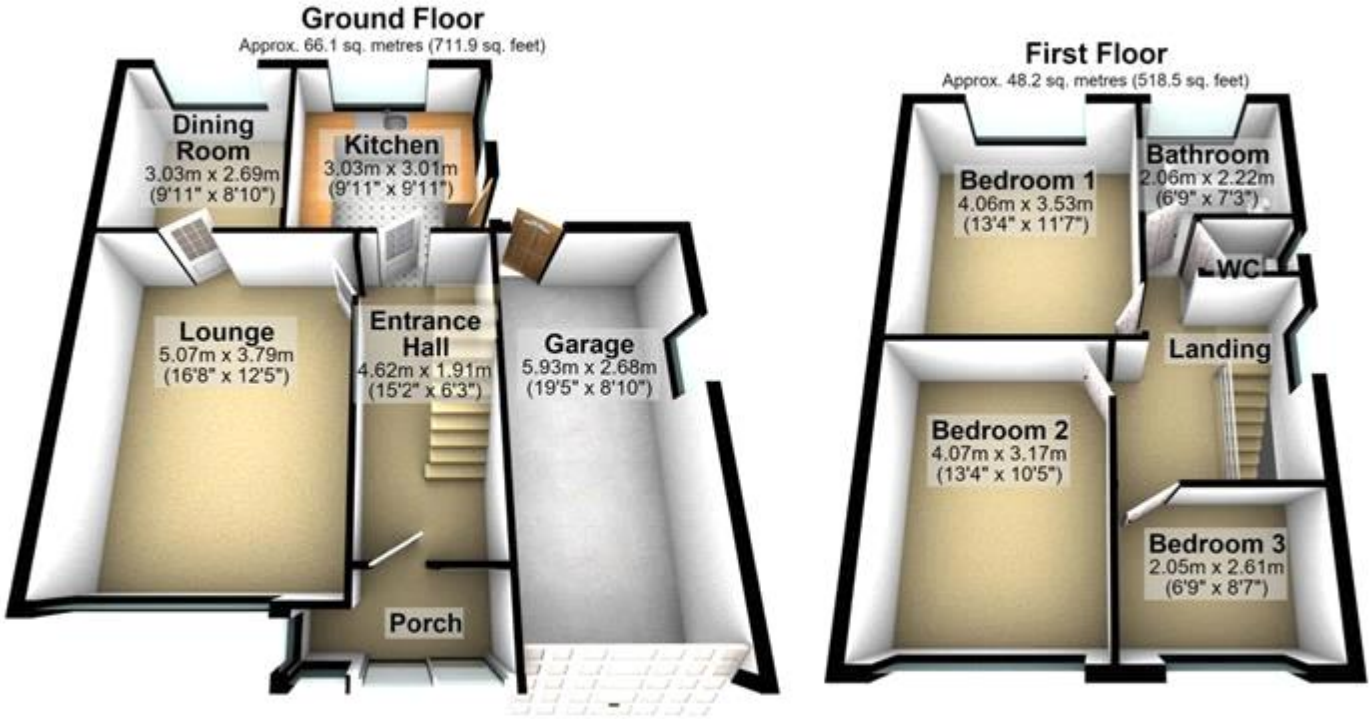






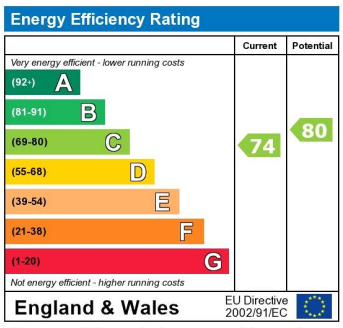






Total area: approx. 114.3 sq. metres (1230.4 sq. feet)

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.