

27 Deans Lane, Thelwall

Warrington

Guide Price £350,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY

27 Deans Lane

Thelwall, Warrington

This delightful and charming two bedroom terraced cottage has been lovingly restored and offers a unique blend of rural charm and modern convenience, making it an exceptional opportunity for buyers seeking a tranquil countryside property within touching distance of the fantastic village amenities of Lymm & Thelwall.

The property features a classic red brick facade, further enhanced by vibrant red front doors and a well maintained front garden, creating a welcoming and warm first impression. The inviting living room is flooded with natural light from a large bay window. The cottage's open plan kitchen is a true highlight, boasting contemporary units, integrated appliances, and a central island with seating perfect for casual dining and family gatherings. A stable door and two windows allow the kitchen and dining area to seamlessly flow into the private outdoor space. Upstairs, two good sized double bedrooms alongside a modern family bathroom with a shower over the bath.

This cottage excels in providing outstanding outdoor amenities with rural walks on the doorstep. The property is set amidst expansive open fields offering stunning rural views and the garden is home to mature boarders, patio area, lawns, and paved pathways.









- Expansive rural setting
- Large landscaped garden

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Thelwall borders both Lymm and Grappenhall villages and is considered to be one of the most desirable areas to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community. Thelwall is surrounded by green spaces such as the Trans-Pennine- Trail, the Bridgewater Canal, and Lymm Dam. Thelwall also offers easy access to Grappenhall village with its beautiful cobbled streets. Thelwall affords access to three good local primary schools as well as the school bus route to Lymm High School. Local sports and leisure opportunities abound, with numerous pubs, cafes, restaurants and sports clubs. With an abundance of local shops within close proximity including convenience stores, coffee shops, chemist, vets and hair and beauty salons. The location is ideal: excellent access to the M6/M56/M60 motorway network puts Manchester, Liverpool, Chester and Manchester Airport within commuting distance. Warrington Bank Quay is the closest Intercity link to London Euston.

Council Tax band: C

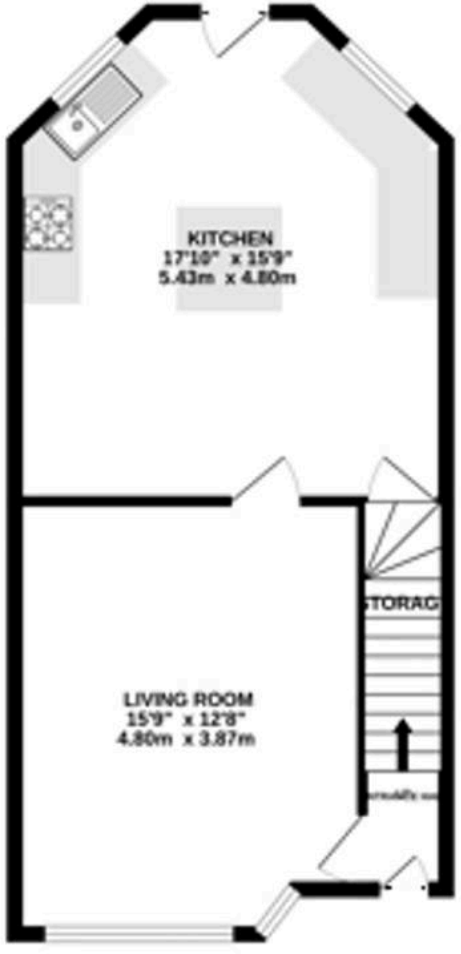
Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

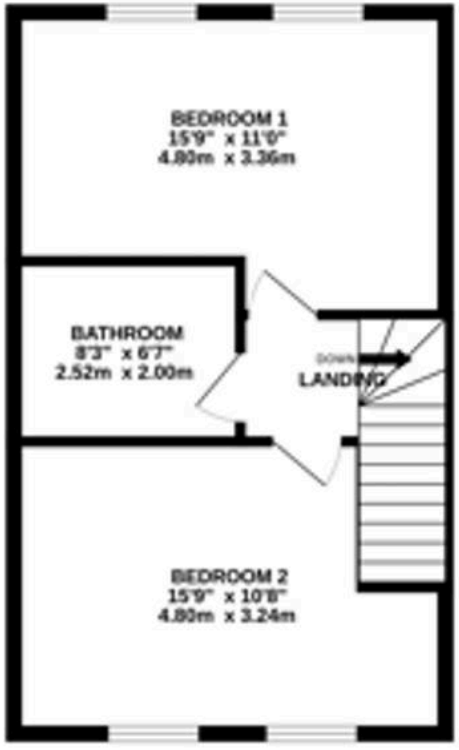


GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.





1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1084 sq.ft. (100.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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