



- 4 Bed Detached Property
- En-suite to Master Bedroom
- Viewing Essential

- Immaculate Throughout
- Well Stocked Established Garden
- Open plan living accommodation

**Offers In The Region Of £395,000**



Welcome to this splendid detached house located on Penmark Close in the desirable area of Callands, Warrington. This charming property boasts an impressive layout, featuring a spacious lounge that provide ample space for both relaxation and entertaining. The heart of the home is undoubtedly the well-appointed kitchen, which flows seamlessly into the dining area, making it perfect for family gatherings.

With four generously sized bedrooms, this home offers plenty of room for a growing family or those who enjoy having guests. The two modern bathrooms ensure that morning routines run smoothly, providing convenience and comfort for all residents.

Outside, the property benefits from parking for two vehicles, a valuable feature in today's busy world. The surrounding area is peaceful and family-friendly, making it an ideal location for those seeking a tranquil lifestyle while still being close to local amenities and transport links.

This delightful detached house on Penmark Close is a wonderful opportunity for anyone looking to settle in Warrington. With its spacious interiors and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home.

### Entrance Hall

7'10" x 14'2" (2.40 x 4.33)

### Lounge

11'7" x 13'1" 108'3" (3.54 x 4'33)

### Dining room

3'54 x 3'26 (0.91m x 0.91m)

### Kitchen

5'28 x 3'26 (1.52m x 0.91m)

### Cloakroom

123 x 185 (37.49m x 56.39m)

### Bedroom 1

13'4" x 14'1" (4.08 x 4.31)

### En-suite

6'1" x 8'5" (1.86 x 2.59)

### Bedroom 2

11'7" x 10'9" (3.54 x 3.28)

### Bedroom 3

9'5" x 14'1" (2.88 x 4.31)

### Bedroom 4

8'6" x 10'9" (2.6 x 3.28)

### Bathroom

9'10" x 6'4" (3.02 x 1.94)

### Council Tax

Payable to Warrington Borough Council Band E





**Tenure**

Freehold

**Disclaimer**

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THE CORRECTNESS OF EACH OF THE STATEMENTS CONTAINED IN THESE PARTICULARS.

**Viewings**

Strictly accompanied by the agent.

**Information**

Local Authority Warrington Council Tax Band: E  
 Annual Price: £2,788  
 Conservation Area No  
 Flood Risk Very low

Mobile coverage  
 EE  
 Vodafone

Three  
 O2

Broadband  
 Basic  
 3 Mbps  
 Superfast  
 248 Mbps  
 Ultrafast  
 1800 Mbps  
 Satellite / Fibre TV Availability

BT  
 Sky  
 Virgin



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		