

Thelwall

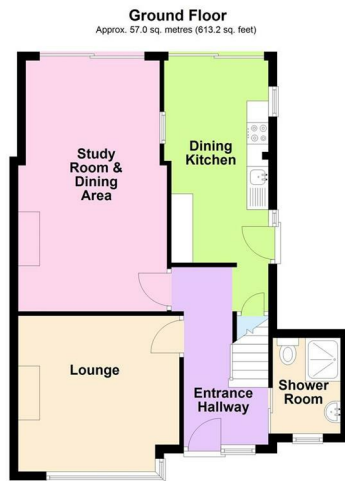


Location

Thelwall lies to the south east of Warrington and to the south of both the River Mersey and the Manchester Ship Canal, with the Bridgewater Canal passing close to the outskirts of the village beyond Stockport Road.

Thelwall borders the villages of Lymm and Grappenhall of which both have a selection of shops, Sited between the 'Ship Canal' and the 'Bridgewater Canal' gives way to attractive parkland, canals, streams and the 'Trans Pennine Trail' which all provide scenic walking, cycling and running routes. There is also a selection of cosy pubs in the village, perfect for post-walk entertainment.

There are two schools in the village, namely Thelwall Community Infant School, for children aged 4–7. Thelwall Community Junior School, for children aged 8–11. Both of which have favourable reviews. The nearest secondary school is Lymm High School.



Total area: approx. 96.5 sq. metres (1039.2 sq. feet)



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

BACKING onto FIELDS | PANORAMIC VIEWS to Front & Rear | GREAT Opportunity to RENOVATE & IMPROVE. This extended 1950s semi-detached property offers an increasingly rare chance to shape your own property with accommodation including an entrance hall, wet room, lounge, through sitting room and dining room, breakfast kitchen, three bedrooms, shower room and WC.

Thelwall Stockport Road



Set back from the road and occupying a main road location neighbouring Lymm and Grappenhall, this extended semi-detached property boasts panoramic views to both front and rear elevations with the 'Trans Penine Trail' and the 'Bridgewater Canal' a short walk away as well as 'The Little Manor' and 'Pickering Arms' again within striking distance for those partial to a little social relaxation.

Offered with no onward chain and requiring modernisation, the property has had two additions many years ago which include a dining room and kitchen extension to the rear combined with a ground floor wet room located to the side.

The accommodation comprises an entrance hall, wet room which would be ideal for conversion, lounge located to the front, through sitting room and dining room with patio doors, extended breakfast kitchen again with patio doors whilst to the first floor, there are three bedrooms, shower room and a separate WC. Externally, there is a garage which probably needs replacing, excellent garden with great scope backing onto fields and driveway parking..

Accommodation

Entrance Canopy

7'7" x 2'0" (2.33m x 0.62m)

Quarry tiled step and an aluminium frosted double glazed front door with a matching adjacent panel leading to the:

Entrance Hallway

13'5" x 5'10" (4.10m x 1.80m)

Staircase to the first floor including a storage cupboard below with a frosted glazed window to the side elevation, picture rail, ceiling coving and a central heating radiator.

Lounge

12'3" x 11'10" (3.74m x 3.61m)

Decorative marble hearth, picture rail, ceiling coving, PVC double glazed square bay window overlooking the front and a central heating radiator.

Sitting Room & Dining Room

19'1" x 11'3" (5.82m x 3.45m)

A generous extended through room with double glazed patio doors opening onto the rear patio, in addition, to a wall mounted gas fire set on a tiled hearth with a stone effect surround, picture rail, ceiling coving and two central heating radiators.



Breakfast Kitchen

15'4" x 7'11" (4.69m x 2.42m)

Fitted with a range of base, drawer and eye level units, in addition, four ring electric hob, wall mounted extractor and a stainless steel single sink drainer unit with mixer tap set in a work surface with tiled splashback. Double glazed patio doors opening onto the rear combined with a PVC double glazed window to the side elevation and a PVC double glazed door to the side elevation complete with a matching adjacent panel. Plumbing for a washing machine, double central heating radiator and another access to the understairs cupboard.

Wet Room

7'3" x 5'1" (2.22m x 1.57m)

'Triton' thermostatic shower with a retractable head and curtain, wash hand basin and a low level WC. Fully tiled walls, water resistant vinyl flooring, PVC frosted double glazed window to the front and a central heating radiator.

First Floor

Landing

8'5" x 6'11" (2.57m x 2.11m)

Loft access and a PVC frosted double glazed window to the side elevation.

Bedroom One

11'9" x 11'1" (3.60m x 3.40m)

Fitted wardrobes with cupboards above set either side of the chimney breast, providing hanging and shelving space, PVC double glazed square bay window overlooking the front, picture rail, wall light point and a central heating radiator.

Bedroom Two

11'2" x 10'5" (3.41m x 3.18m)

Double wardrobe with cupboard space above and a further cupboard both set adjacent to the chimney breast, picture rail, double glazed window overlooking the rear and a central heating radiator

Bedroom Three

7'1" x 6'8" (2.17m x 2.04m)

'Ideal isar' gas boiler, PVC double glazed window overlooking the front elevation and a central heating radiator.

Shower Room

5'7" x 4'9" (1.72m x 1.45m)

Wall mounted 'Mira' shower, tray, tiled walls and curtain, pedestal wash hand basin, further part tiled walls, frosted glazed window to the rear and a central heating radiator.

WC.

5'7" x 2'9" (1.72m x 0.84m)

Low level WC, part tiled walls and a frosted glazed window to the rear elevation.

Outside

The rear garden has to be one of the stand-out features as it backs onto open fields. The generous lawned garden is scattered with apple trees and mature bushes and shrubbery combined with a patio area. The front includes a tarmac driveway with an adjacent low maintenance wild gravelled garden offering flowering plants and shrubs..

Tenure

Freehold.

Council Tax

Band 'D' - £2,479.92 (2026/2027)

Local Authority

Warrington Borough Council.

Services

No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Postcode

WA4 2TH

Possession

Vacant Possession upon Completion.

Viewing

Strictly by prior appointment with Cowdel Clarke. 'Video Tours' can be viewed prior to physical inspections.