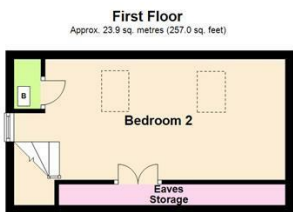


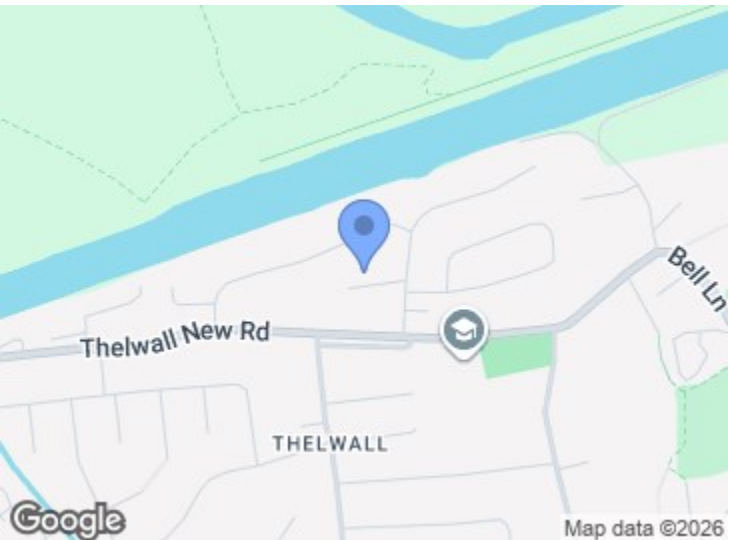
# Thelwall



## Location

Thelwall is a suburban village in Warrington Cheshire, within commuting distance to the Lymm junctions of the M6 & M56 motorways. Thelwall borders the villages of Lymm and Grappenhall of which both have a selection of shops, The village is also sited between the 'Ship Canal' and the 'Bridgewater Canal' including 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.



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	

**BUNGALOW Location | LOW MAINTENANCE at Heart | Recently Replaced KITCHEN with APPLIANCES & SHOWER ROOM | PREFERRED Location | EXTENDED.** Probably, one of the finest bungalows currently available with accommodation including an entrance canopy, hallway with storage, lounge with feature fireplace, dining room, high gloss kitchen & appliances, conservatory, two bedrooms and a shower room. Super outside space.



[www.cowdelclarke.com](http://www.cowdelclarke.com)

£315,000

Tel: 01925 600 200



# Thelwall Mobberley Close



Set in a cul-de-sac location of bungalow style property, this beautifully appointed home has been well maintained over the years benefitting from a positive development programme including replacement windows and doors in 2021, 'Worcester' boiler installed in 2019 and possibly most impressive a high gloss kitchen complete with a comprehensive range of integrated appliances. Furthermore, there has been a contemporary shower room fitted and a replacement roof for the conservatory, all of which result in this being a very fine residence.

Occupying a generous plot with low maintenance gardens to both front and rear elevations, excellent off road parking and fully modernised accommodation, this conveniently located bungalow benefits from local amenities combined with accommodation comprising an entrance hall with cloakroom storage, lounge with solid fuel burning stove, dining room, fitted kitchen with appliances, conservatory, two bedrooms and a shower room.



Windows to front of property replaced in 2021.  
Fitted wardrobes fitted in 2003, new doors and handles fitted 2021  
Boiler replaced 2019  
Kitchen refitted 2024

## Accommodation

### Entrance Canopy

Courtesy lighting and a 'Composite' door with four frosted double glazed square panels leading into the:

### Entrance Hallway

12'11" x 2'11" (3.94m x 0.91m)

Useful storage cupboard housing the gas meter, electricity meter and the the electrical consumer unit, inset lighting, laminate flooring and a central heating radiator with cover.

### Lounge

13'10" x 12'1" (4.24m x 3.69m)

Boasting a solid fuel burning stove with a timber mantle and slate tiled hearth as its stand-out feature, twin base level cupboards with shelving above set adjacent to the fireplace, wood effect engineered flooring, ceiling coving, PVC double glazed window with shutters overlooking the front aspect, central heating radiator with cover and an arched opening to the:

### Dining Room

10'9" x 9'5" (3.30m x 2.88m)

Fitted with a continuation of the wood effect engineered flooring, fitted desk unit with drawers, ceiling coving, staircase to the first floor, PVC double glazed window with shutters overlooking the front aspect and a central heating radiator with cover.



## Kitchen

12'0" x 6'11" (3.67m x 2.11m)

Recently replaced white high gloss kitchen comprising a range of matching base, drawer and eye level units complete with a pull-out larder cupboard with concealed lighting complemented with integrated appliances including a four ring induction hob with splashback and illuminated chimney extractor above, double oven and grill, fridge/freezer, microwave oven, dishwasher and washing machine. Furthermore, there is an enamelled sink unit with a 'hot water' tap set in a wood grained work surface with a matching splashback, continuation of the wood effect engineered flooring, central heating radiator and an opening to the:

## Conservatory

19'10" x 9'4" (6.07m x 2.87m)

Significant extra space provided with this extension featuring a lantern style roof, continuation of the wood effect engineered flooring, PVC double glazed bi-folding doors with matching adjacent panels opening on to the rear garden, inset lighting and two central heating radiator.

## Bedroom One

9'5" x 8'6" (2.88m x 2.61m)

PVC double glazed 'French' doors with matching adjacent panels leading into the conservatory, ceiling coving and a central heating radiator with cover.

## Shower Room

8'4" x 4'6" (2.56m x 1.38m)

Modern, contemporary suite comprising a large tiled walk-in enclosure featuring a thermostatic shower with both rain-shower and retractable heads, low level WC. and a vanity wash hand basin with 'waterfall' mixer tap and cupboard storage below. Wood effect tiled flooring, chrome ladder heated towel rail, inset lighting, part tiled walls and an extractor fan.

## First Floor

### Bedroom Two

21'7" x 11'8" (6.59m x 3.58m)

Two double glazed 'Velux' windows, fitted cupboards providing hanging space, eaves storage, inset lighting, eaves storage, PVC double glazed window to the side elevation and a cupboard housing the 'Worcester Greenstar 25i ErP' condensing combi boiler.

## Outside

The fenced rear garden has low maintenance central to its theme including raised decking areas with lighting providing an ideal setting for garden furniture alongside further decking surrounding the perimeter providing ease of access. In addition, there is an artificial lawn set adjacent to sleepers featuring raised borders with blue slate chippings and a holly bush complete with a composite shed providing excellent storage and water tap. The front includes a block paved driveway which leads from the front along the side providing excellent off road parking which is set adjacent to an artificial grassed garden with a blue slate chippings border.

## Tenure

Freehold.

## Council Tax

Band 'C' - £2,055.27 (2025/2026)

## Local Authority

Warrington Borough Council.

## Postcode

WA4 2JD

## Possession

Vacant Possession upon Completion.

## Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.