

# Thelwall



1960s SEMI-DETACHED | IN NEED OF UPDATING | GREAT POTENTIAL | OPEN PLAN DINING KITCHEN. Requiring modernisation, this post war semi-detached offers an excellent opportunity to modernise and extend with accommodation including a porch, hallway, lounge dining kitchen, three bedrooms and a shower room. Gardens, driveway and garage.

£275,000

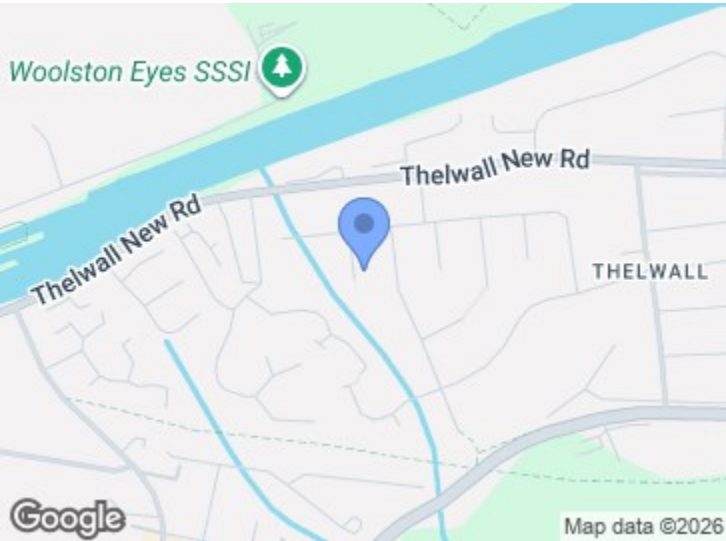
Tel: 01925 600 200

## 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.

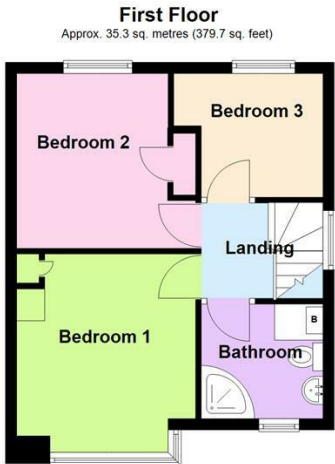
There are two schools in the village, namely Thelwall Community Infant School, for children aged 4–7. Thelwall Community Junior School, for children aged 8–11. Both of which have favourable reviews. The nearest secondary school is Lymm High School.



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



Total area: approx. 70.5 sq. metres (759.4 sq. feet)



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# Thelwall Baldock Close



Set within an established residential location, this 1960s semi-detached has been within our clients' family since new and as a result now offers an excellent opportunity to shape the layout moving forward subject to the usual consents.

Requiring updating, this bay fronted home offers great potential to either modernise and or to extend to both the rear and side elevations. Presented over two storeys, the accommodation comprises an entrance porch, hallway, lounge with a feature fireplace, dining kitchen whilst to the first floor, there are three bedrooms and a shower room. Externally, there are mature gardens, driveway and a garage.

## Accommodation

### Ground Floor

#### Entrance Porch

7'6" x 1'11" (2.31m x 0.60m)  
Sheltered reception with a courtesy light, wall mounted post box and a frosted double glazed front door with a matching adjacent panel leading to the:

#### Entrance Hallway

11'11" x 5'10" (3.65m x 1.80m)  
Staircase to the first floor with an understairs cupboard housing the gas meter, meter cupboard housing the electricity meter and consumer unit and a central heating radiator.

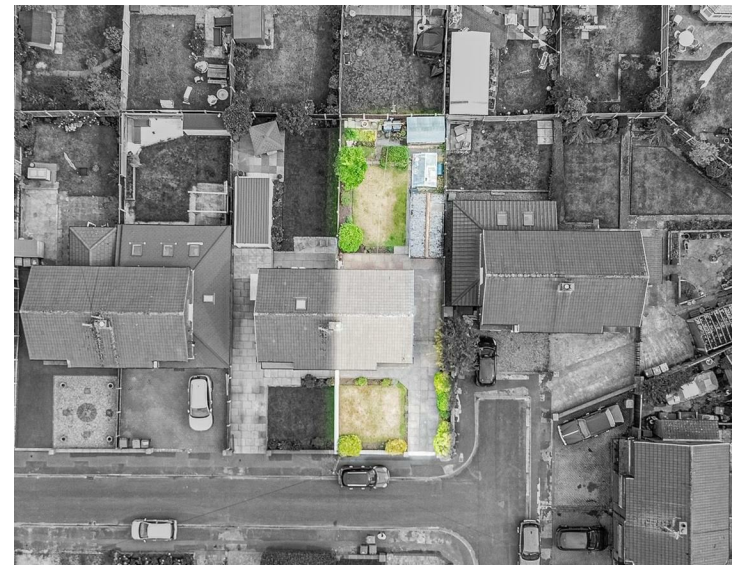
#### Lounge

13'11" x 11'6" (4.25m x 3.53m)  
Living flame coal effect gas fire with a marble inset and a carved wooden surround, ceiling coving, dado rail, double glazed square bay window to the front elevation and a double central heating radiator.

#### Dining Kitchen

17'11" x 7'10" (5.47m x 2.40m)  
Fitted with a range of base, drawer and eye level units and a stainless steel, single sink drainer unit with mixer tap set in a granite style heat resistant work surface with tiled splashback. Gas cooker point, space for a washing machine, dado rail, ceiling coving, cushioned vinyl flooring, spot lights, two double glazed windows to the rear elevation, frosted double glazed door to the side elevation, understairs recess providing space for a refrigerator and a double central heating radiator.

### First Floor



#### Landing

6'11" x 5'6" (2.12m x 1.68m)  
Ceiling coving, loft access and a PVC double glazed window to the side elevation.

#### Bedroom One

12'5" x 10'7" (3.81m x 3.25m)  
Cupboard providing shelving storage set adjacent to the chimney breast, double glazed square bay window to the front elevation and a central heating radiator.

#### Bedroom Two

10'8" max x 10'2" (3.26m max x 3.12m)  
Cupboard providing shelving and cupboard space, ceiling coving, double glazed window to the rear elevation and a central heating radiator.

#### Bedroom Three

7'3" x 7'1" max (2.21m x 2.17m max)  
Shelving recess, double glazed window to the rear elevation, ceiling coving and a central heating radiator.

#### Shower Room

6'9" x 6'8" (2.08m x 2.04m)  
Tiled enclosure with a 'Mira' shower, wash hand basin with a mixer tap and a low level WC. Fully tiled walls, cushioned vinyl flooring, cupboard housing the 'Baxi Platinum' gas boiler, PVC frosted double glazed window to the front elevation and a central heating radiator.

#### Outside

The fenced rear garden is predominantly laid to lawn, in addition to a flagged patio ideal for the hardstanding of garden furniture, vegetable patch, timber shed, greenhouse and a cold water tap. The front again features a lawned garden with well stocked borders set behind a dwarf brick wall and adjacent to a flagged driveway accessed through twin pillars which in turn leads along the side through wrought iron gates to the:

#### Garage

15'9" x 7'6" (4.82m x 2.31m)  
Vehicular access via double doors and a window to the side elevation.

#### Tenure

Freehold.

#### Council Tax

Band 'C' - £2,055.27 (2025/2026)

#### 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 2HG

#### 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.

