

Penketh



MODERN FINISH THROUGHOUT I LARGER THAN NORMAL PLOT I EXTENDED HOME I BRILLIANT LOCATION I OFF-ROAD PARKING. Set within a poplar road of Penketh, this two-bedroom terrace property comprises and entrance hallway, lounge, dining room, kitchen with integrated appliances and WC. To the first floor, there is a beautiful bathroom and two double bedrooms with stair access to the spacious loft. To the rear there is an enclosed decking area with a further garden past a right of way path, to the front is off-road parking.

£1,350 Per Month

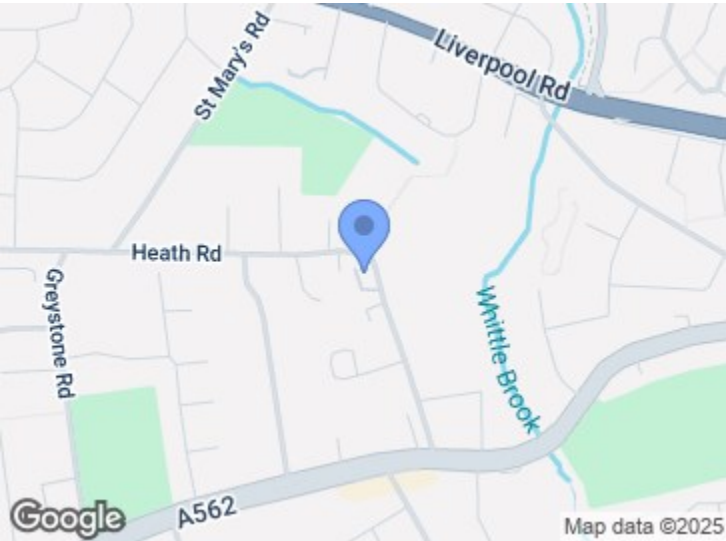
Tel: 01925 600 200

Location

Great Sankey and neighboring Penketh are amongst the most affluent parts of Warrington, north of the River Mersey. Its key position near the M62 motorway links, and being in between the cities of Liverpool and Manchester, make it a popular place to live. The area has continued to see the development of Chapelford Urban Village, with new restaurants and shopping facilities near by. The development on the former Burtonwood Airbase (now known as Omega) also continue.

The secondary school is Penketh High School. It is a co-educational, non-denominational academy school for 11 to 16 year olds. It converted from comprehensive to academy status in April 2013

Sankey railway station is on the Liverpool to Manchester line and served by an hourly service of stopping trains run by Northern. Bus services link the area with Warrington Town Centre. Great Sankey is on the A57 road linking Warrington with the M62 motorway at junction 7. The nearest airport is Liverpool John Lennon Airport.

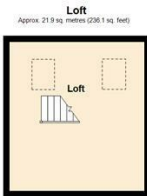


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
		59	78

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			



Total area: approx. 116.9 sq. metres (1256.2 sq. feet)



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Penketh Heath Road



Accommodation

Ground Floor

Entrance Hallway

12'8" x 3'1" (3.863 x 0.951m)

Accessed through a 'Composite' door into a welcoming reception benefiting from a range of period features, including ceiling coving, dado rail and original ceiling corbels. Staircase to the first floor and gas central heating radiator.

Lounge

11'11" x 11'1" (3.651m x 3.398m)

A light and airy room featuring PVC double glazed bay window to front elevation, herringbone flooring, wood burner, purpose built shelving, contemporary style vertical gas central heating radiator and original ceiling rose.

Dining Room

13'3" x 11'8" (4.057m x 3.559m)

PVC double glazed window to the rear elevation, wood burner, paneled flooring, ceiling coving and purpose built shelving.

WC

6'7" x 2'7" (2.029m x 0.804m)

Low-level WC with wash hand basin.

Extended Kitchen

23'9" x 9'1" (7.242m x 2.772m)

Generously extended kitchen comprising a range of base, drawer and eye level units complimented with range of 'NEFF' integrated appliances, including a 5 ring gas hob with a 'hanging' feature chrome extractor fan directly above, oven and grill, washing machine, dishwasher and fridge freezer. One and a half bowl stainless steel single sink drainer unit with chrome mixer tap set in a contrasting work surface, eye level cupboard housing the 'BAXI PLATINUM COMBI 28 HE A' combination boiler. Tiled flooring with PVC double glazed velux window and further window to the rear elevation.

First Floor



Bathroom

8'10" x 7'7" (2.695m x 2.336m)

Four piece suite including a standalone bath, walk-in shower with rose gold mixer shower head and screen, wash hand basin with rose gold mixer tap set with storage below and a low-level WC. Tiled walk-in shower walls with contrasting tiled flooring and a feature wooden paneled half-wall with mirror above. Rose gold ladder heated towel rail and a frosted PVC double glazed window to the rear elevation.

Loft

16'1" x 14'10" (4.917m x 4.539m)

Accessed from the landing and slim stairs you will find an spacious loft which tenants can use.

Outside

To the rear you will find a decked area with cold water tap and sink basin. As you go further, there is a right of way path and a further garden to the rear with flagged paving, grass and wooden decking with pergola. Feature water well and period lamp post.

Council Tax

Tax Band 'B' £1,803.77 per annum as of 2025/2026

Local Authority

Warrington Borough Council

Postcode

WA5 2BU

Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath.

Landing

13'3" x 4'6" (4.052m x 1.397m)

Dado rail, carpeted flooring and PVC double glazed velux window.

Bedroom One

14'8" x 12'1" (4.479m x 3.691m)

Featuring a front aspect with built in wardrobes, PVC double glazed window to the front elevation, paneled flooring, half paneled wall to the side elevation and contemporary style vertical gas central heating radiator.

Bedroom Two

13'2" x 9'3" (4.018m x 2.831m)

Featuring a rear aspect with a PVC double glazed window to the rear elevation and gas central heating radiator.