



Farnworth Road | Penketh | WA5 2SE

**Meller
Braggins**



Features

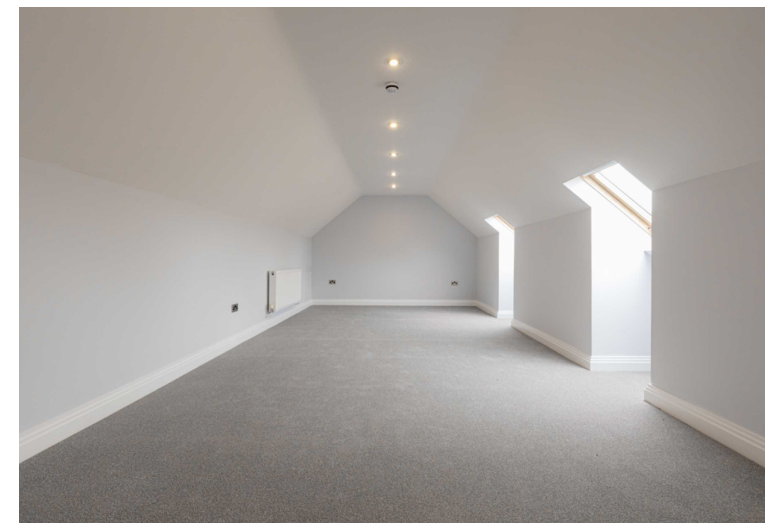
- A substantial detached property with double garage
- Appointed to the highest of standards throughout
- Flexible accommodation over 3 floors
- 7 bedrooms and 5 bathrooms
- EPC Band - C

This magnificent property was built in 2015 to an exceptionally high standard offering almost 6000 sq ft of accommodation with a stunning contemporary theme running throughout. The house is set back from the road behind electric gates and sits in mature gardens and grounds extending to approximately 0.65 acres.

Located in the upmarket Warrington suburb of Penketh, this lovely residential area is located just 3 miles West of Warrington town Centre. Penketh is home to some of the best schools in the borough and has lots of green space and parks. This area is well connected to the neighbouring cities of Liverpool and

Manchester with excellent motorway and rail links nearby.

To the exterior of the property is an extensive driveway for numerous cars, a double garage and impressive gardens to the front, rear and side of the house.



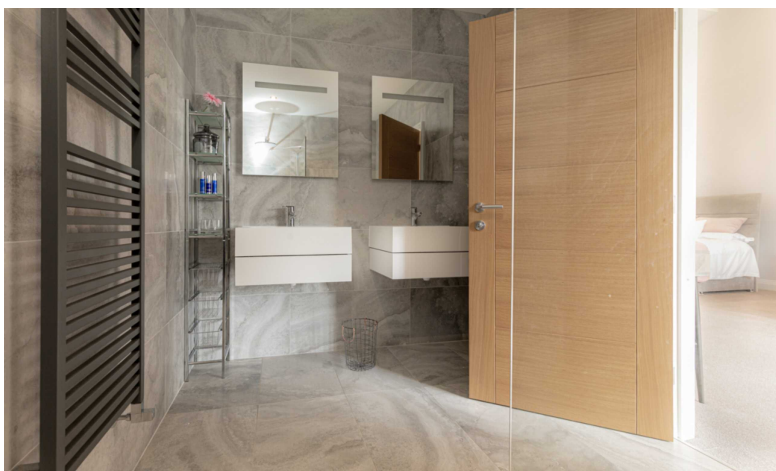
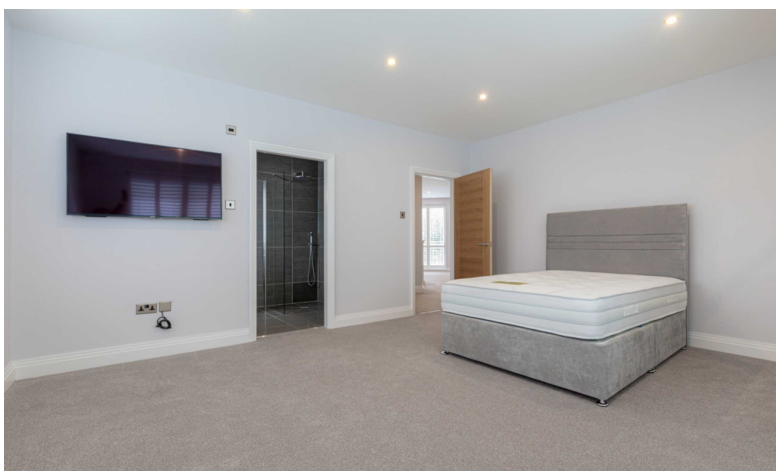
The ground floor of the property has an abundance of living space and comprises of:

- Impressive entrance hall with alarm system - Spacious lounge with patio doors onto rear garden - Huge open plan family room and kitchen with patio doors onto garden - Amazing kitchen with state of the art design, granite work surfaces, 'island' unit and integrated ovens, induction hob, extractor & dishwasher - Separate utility room - Downstairs WC - 2 large additional living rooms (perfect for cinema rooms, studies or even 8th & 9th bedrooms).

To the first floor a large open landing leads to:

- Enormous master bedroom with beautiful high, curved ceiling and large windows overlooking gardens. The master bedroom also benefits from an ensuite, walk in wardrobe and an additional single 7th bedroom which would be a perfect nursery - 3 additional double bedrooms, all with ensuite - Amazing family bathroom with freestanding bath and walk through shower.

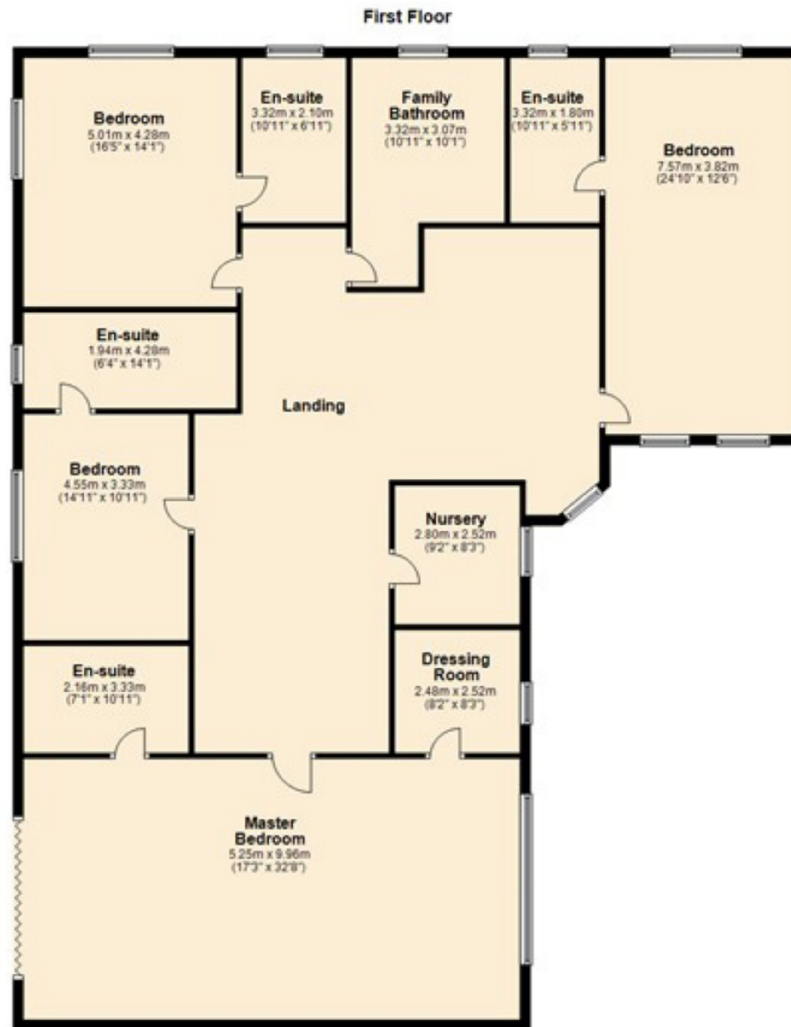
To the second floor rooms offer the potential for a number of uses from further bedroom accommodation to gym, office or granny flat.





FLOOR LAYOUT

Not to Scale - For Identification Purposed Only



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