

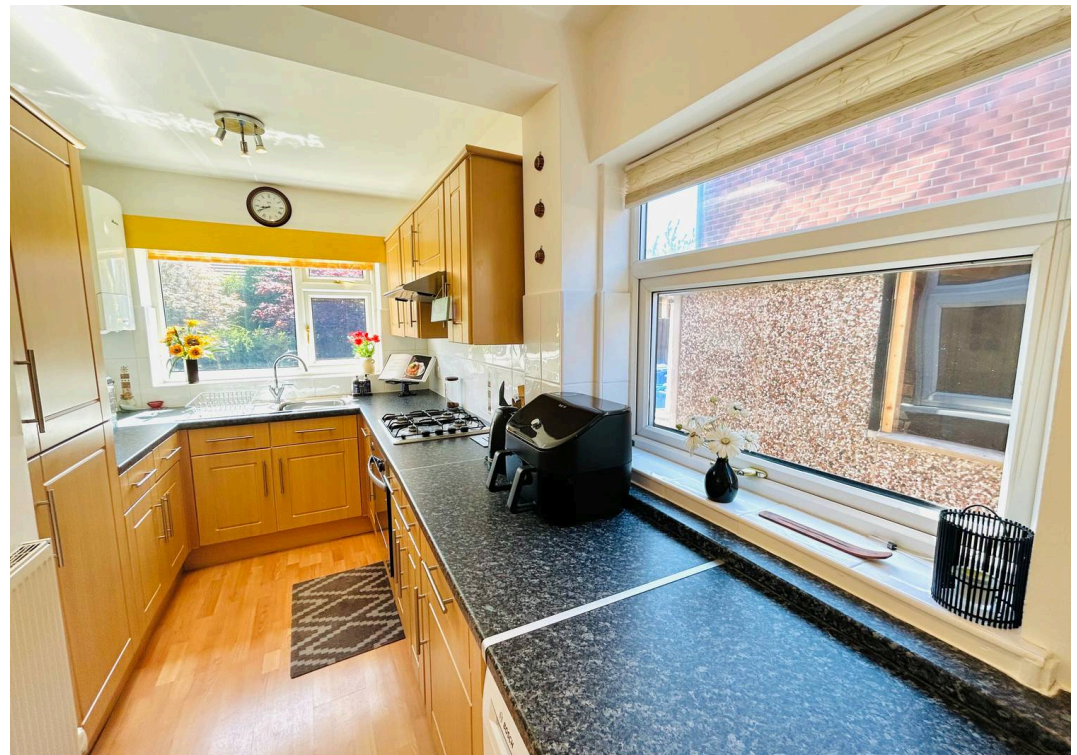


Beech Avenue, Thelwall
Warrington

Offers Over £325,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



8 Beech Avenue

Thelwall, Warrington

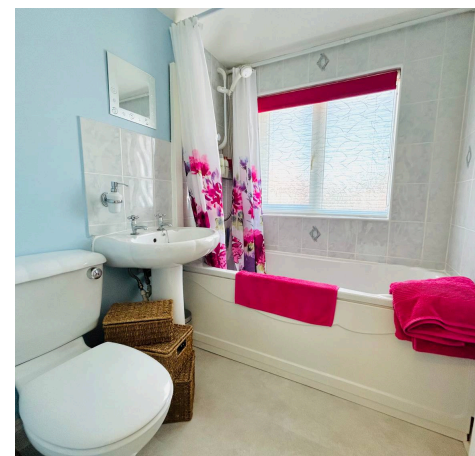
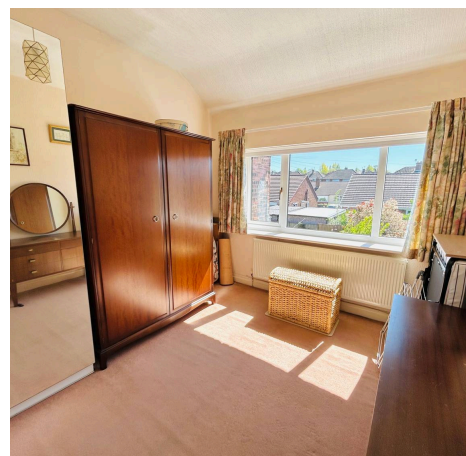
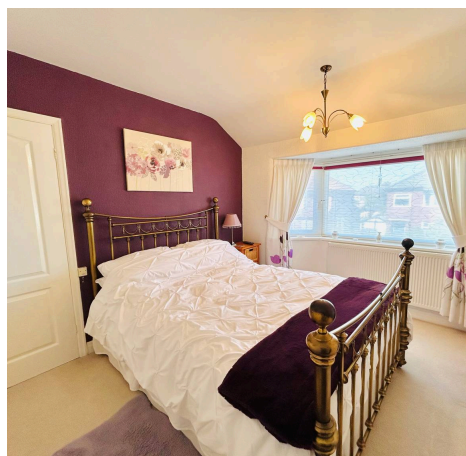
Council Tax band: C

Tenure: Freehold

This traditional three bedroom semi detached house presents an excellent opportunity for families and professionals seeking a spacious and well presented home in a highly convenient location. The property is ideally situated close to a range of local amenities, including shops and every-day services, and benefits from being within walking distance of reputable primary schools as well as a direct bus route to Lymm High School.

Internally, the house offers a welcoming and well proportioned layout, beginning with a bright entrance porch that leads to the principal living spaces. The open plan kitchen dining area provides a modern and sociable setting for both family meals and entertaining, with ample space for a dining table and fitted units that offer generous storage and workspace. The adjoining living room provides a comfortable and inviting atmosphere for relaxation.

Upstairs, there are three good sized bedrooms, each thoughtfully decorated and offering flexibility for use as sleeping accommodation, a home office or guest room, all served by the family bathroom.



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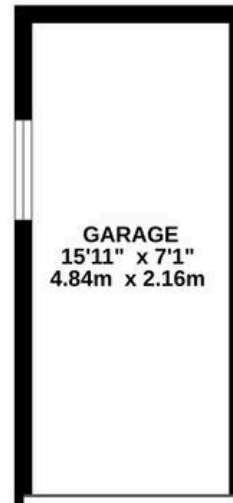
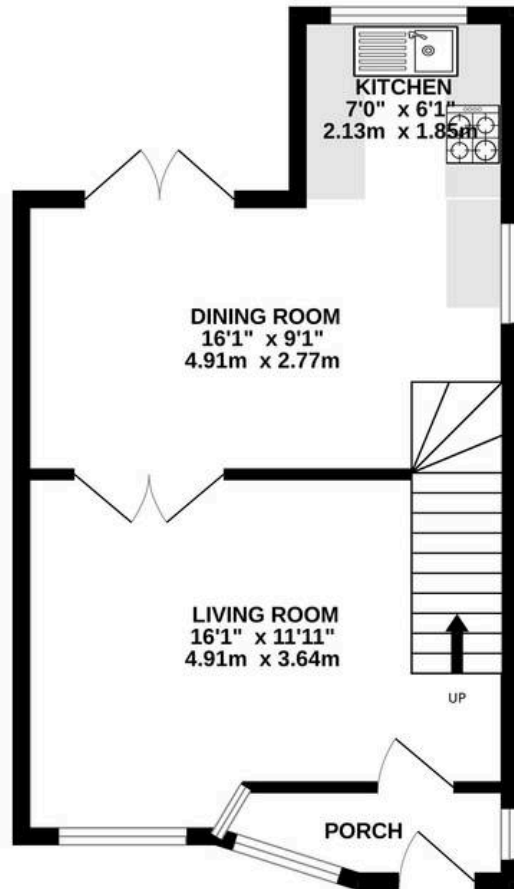
Thelwall, Warrington

Additional benefits include a detached garage for secure storage or parking, as well as a driveway providing off road parking for multiple vehicles. The property is presented in move in condition. With its combination of traditional charm, practical features and a sought after location close to schools, transport links and amenities, this three bedroom semi detached house is sure to attract strong interest. Early viewing is highly recommended to appreciate the quality of accommodation on offer and the lifestyle benefits of this desirable address.

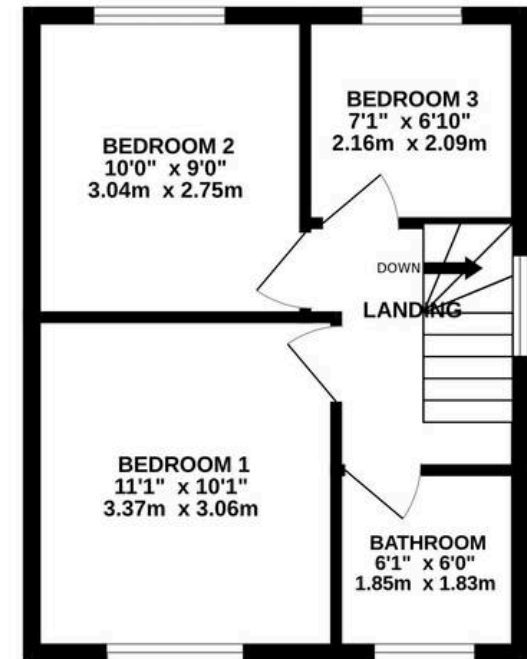
Thelwall in close proximity to Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community. Thelwall is surrounded by green spaces such as the Trans Pennine Trail, the Bridgewater Canal, and Lymm Dam. Thelwall also offers easy access to Grappenhall village hosting beautiful cobbled streets with an abundance of local shops within close proximity, which include two convenience stores, coffee shops, chemist, vets and beauty salons. The location is ideal: excellent access to the M6/M56/M60 motorway network puts Manchester, Liverpool, Chester and Manchester Airport within commuting distance. Offered with no onward chain.



GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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