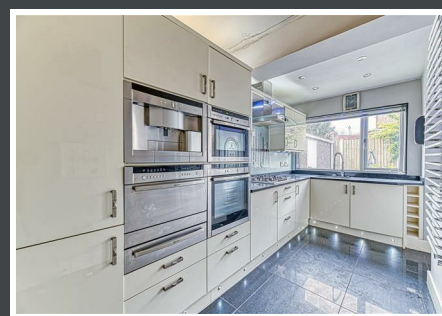




Padgate Lane, Padgate Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Semi Detached
- Three Bedrooms
- Beautifully Presented
- Driveway Parking
- Close to Schools
- Growing Family
- No Chain
- Garage
- Freehold
- Close to Local Amenities

DESCRIPTION

Welcome to this charming semi-detached home in the lovely area of Padgate, Warrington. This property boasts three bedrooms, a modern kitchen, a beautiful interior, and is well-maintained, making it the perfect place to call home. This property is close to local schools and amenities, and viewings are highly recommended.

As you step inside, you'll be greeted by a spacious lounge ideal for entertaining guests or simply relaxing with your family. The modern kitchen is a highlight of this home, offering a stylish space to whip up delicious meals and create lasting memories. With three cosy bedrooms, there's plenty of space for everyone to enjoy their own private sanctuary. The property also features a sleek bathroom, adding a touch of luxury to your daily routine. Whether you're a first-time buyer or looking to upsize, this property is ready to move into, allowing you to settle in effortlessly. Don't miss out on the opportunity to make this house your own and enjoy the comfort and convenience it has to offer.

GARDEN

This beautiful home enjoys a low maintained rear private garden. The garden can be accessed from the conservatory doors, and is laid with paving and stones, making this a perfect setting for family gatherings in the summer months. This property also benefits from a garage as well as driveway parking.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 6.55m x 3.59m Lounge/Dining Room
- 4.41m x 1.98m Kitchen
- 3.15m x 2.69m Conservatory
- 7.40m x 3.10m Garage

FIRST FLOOR

- Landing
- 3.42m x 3.53m Bedroom One
- 3.03m x 3.53m Bedroom Two
- 2.00m x 1.86m Bedroom Three
- 1.64m x 1.80m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 74Mb (Via BT)

LOCATION

Situated north of Warrington, Padgate is a popular area with a great range of amenities and transport connections. Home to a tennis club, football club, community centre and University campus, residents benefit from a great range of facilities. Padgate train station connects the suburb with neighbouring cities, Manchester and Liverpool, making it ideal for commuters. The motorway network is also just a short drive away and Warrington Town Centre can be reached in under 10 minutes by car. There are a number of schools within easy walking distance and plenty of parks nearby, which are great for families. Padgate is also home to a great selection of coffee shops, pubs and is just a short drive away from Birchwood Shopping Centre.

DISTANCES

- St.Oswalds Primary School 0.2 mile walk
- Bruche Park 0.4 mile walk
- Kings Leadership Academy 1.3 mile walk
- Warrington Town Centre 1.8 miles
- Manchester Airport 17.2 miles via M56
- Manchester City Centre 17.8 miles via M56
- Liverpool City Centre 23 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: B

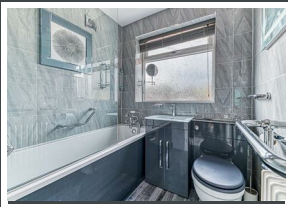
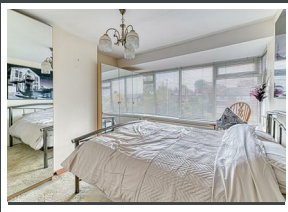
Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.



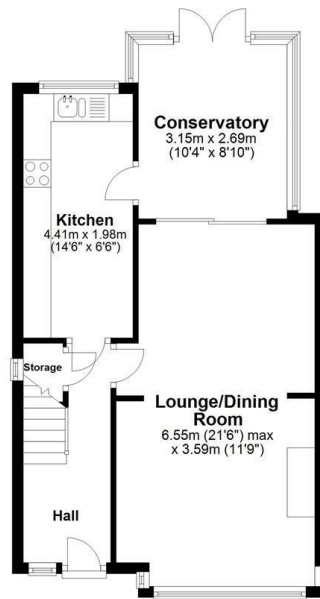


IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

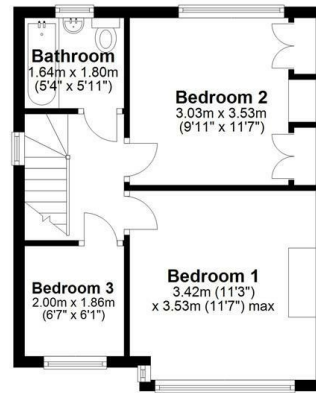
Ground Floor

Approx. 46.8 sq. metres (504.3 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.4 sq. feet)

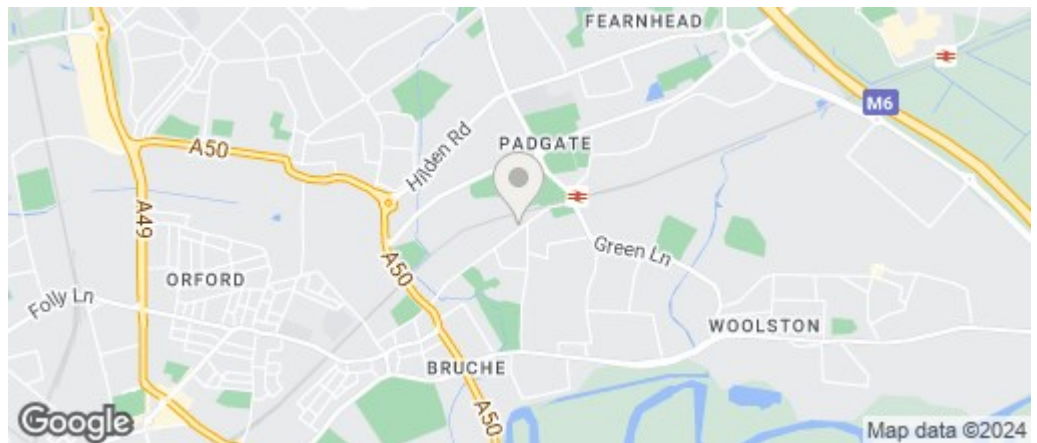


Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages: approx. 22.9 sq. metres (246.9 sq. feet)



Main area: Approx. 81.5 sq. metres (877.7 sq. feet)
Plus garages: approx. 22.9 sq. metres (246.9 sq. feet)



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	

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please call 01925 267070 to arrange a viewing.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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