



# Manchester Road, Paddington Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- First Time Buyers
- Beautiful Decor
- Two Bedrooms
- Stunning Interior
- Low Maintenance Garden
- Close To Amenities
- Immaculate Throughout
- Ready To Move Into
- Gorgeous Kitchen
- Close To Schools

## DESCRIPTION

A charming mid-terrace house located in the delightful area of Paddington. The property is the perfect blend of traditional and modern living and boasts stunning features that are sure to capture your heart. Celebrating a show stopping kitchen and two bedroom. This home has been finished to an immaculate standard and is not to be missed.

As you step inside, you are greeted by a warm and inviting atmosphere. To the front of the home is the large bay windowed lounge. To the rear is the beautiful kitchen which is a focal point of the house, perfect for creating lasting memories with your loved ones. The kitchen celebrates a modern island as well as integrated appliances. The family room looks out into the lovely garden whilst featuring a stunning skylight to allow natural light to fill the space. There is also a handy utility room.

To the first floor there are two excellent sized bedrooms as well as a family bathroom. This property benefits from a large loft space offering a range of possibilities with handy cupboards for storage and mood lighting/ skylights. The property offers spacious living with large rooms that provide ample space for all your needs.

Don't miss the opportunity to make this house your home and experience the comfort and charm it has to offer. With its characterful appeal and desirable features, this property on Manchester Road is a must-see for anyone looking for a place to call their own.



## GARDEN

One of the highlights of this property is the gorgeous garden which provides the perfect place to unwind. The garden has been finished with beautiful Indian sandstone flags and is surrounded by potted mature shrubbery which creates the ultimate tranquil oasis.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 3.68m x 4.17m Lounge
- 3.28m x 5.08m Kitchen/Dining Room
- 4.37m x 2.30m Family Room
- 4.37m x 2.14m Utility Room
- 1.60m x 1.00m WC

### FIRST FLOOR

- Landing
- 3.27m x 5.08m Bedroom One
- 3.28m x 3.28m Bedroom Two
- 2.39m x 2.48m Bathroom

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage:Mains
- Broadband Availability: Up to 425Mb (Via BT)



## LOCATION - PADDINGTON

Nestled between Padgate and Woolston, Paddington benefits from excellent transport connections. Close to Padgate Train Station and a short drive from the M6 and M62, neighbouring cities can be easily reached. Bruche Primary School and St Oswald's Catholic Primary are located in Paddington as well as the University Academy Warrington which houses a recreation centre within its grounds. The area is also close to Woolston Community Hub where members can access a gym, Swimming pool and daily fitness classes. Residents have a range of amenities on the doorstep including a pharmacy, post office, grocery stores and a pub. Paddington also neighbours Woolston Park and Paddington Meadows which both offer an abundance of walking and cycling routes for the whole family.

## DISTANCES

- Tesco Express Shop 5 min drive
- Padgate Train Station 5min drive
- Warrington Town Centre 2 mile drive
- Manchester Airport 16 miles via M56
- Manchester City Centre 17 miles via M56
- Liverpool City Centre 24 miles via M62

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington

**Council Band:** A

**Tenure:** Leasehold

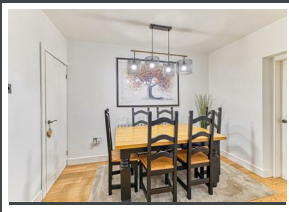
(Property tenure to be confirmed by solicitors)

## Contents, Fixtures and Fittings

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







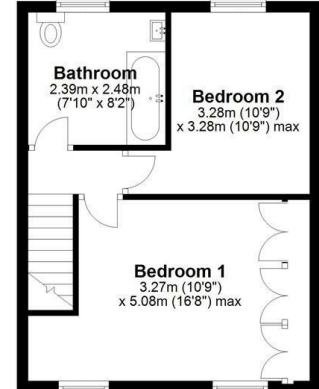
## IMPORTANT NOTICE

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. 54.9 sq. metres (591.4 sq. feet)



**First Floor**  
Approx. 33.8 sq. metres (363.6 sq. feet)



Total area: approx. 88.7 sq. metres (955.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			75
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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