



Green Lane, Padgate Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Semi Detached
- Family Home
- Three Bedrooms
- Modern Amenities
- Close To Credited Schools
- Shops Located Nearby
- Large Driveway
- Ample Storage
- Low Maintenance Garden
- Great Transportation Links

DESCRIPTION

Now available for viewings, we proudly present this incredible three bedroom semi-detached property for sale. Situated in the welcoming neighbourhood of Padgate, this home provides easy access to credited schools, local shops and transportation services, making this property the perfect place for a family to reside. Featuring three bedrooms, large reception rooms and a low maintenance garden, this residence is not to be missed!

Entry to the property is granted via the hallway providing access to all areas of this home. To the left of the hallway, you will find the lounge that features a beautiful bay window filling the space with lots of natural light and creating a warm and inviting atmosphere. Adjacent to the lounge, you will find a modern kitchen boasting integrated appliances, and ample storage, perfect for meal preparation and a growing family. The kitchen features a separate breakfast area that flows seamlessly into the dining/family room. The ground floor concludes with a utility room and convenient WC.

As you ascend the staircase, you will find two large double bedrooms both offering ample space for a double bed, fitted wardrobes, and additional furniture, allowing for your design ideas to come to light. The third bedroom is a versatile space that could be utilised as a nursery, guest room or home study. Completing the first floor, you will find a modern family bathroom providing all of the necessities for your daily routine.



THE GARDENS

To the front of this property you will find a large garden that emphasises the corner plot and showcases a beautiful setting to be enjoyed during the warm summer months. Parking can be found to the side via the large driveway and a detached garage for additional storage. To the rear of this property, you will find a low maintenance garden featuring artificial grass and a separate patio area for al-fresco dining.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 3.94m x 3.50m Lounge
- 4.45m x 3.50m Dining/Family Room
- 3.08m x 2.21m Kitchen
- 2.76m x 1.85m Kitchen
- 2.37m x 2.21m WC/Utility

FIRST FLOOR

- Landing
- 3.99m x 3.50m Bedroom One
- 3.51m x 3.50m Bedroom Two
- 2.26m x 2.05m Bedroom Three
- 2.13m x 1.85m Bathroom



SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 500Mb (Via Sky)

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

- Padgate Train Station 0.4 mile walk
- Kings Leadership Academy 0.8 mile walk
- Bruche Park 0.8 mile walk
- Warrington Town Centre 2.5 miles
- Manchester Airport 17 miles via M56
- Manchester City Centre 19 miles via M56
- Liverpool City Centre 20 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

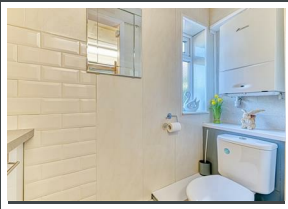
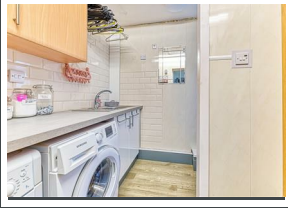
Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

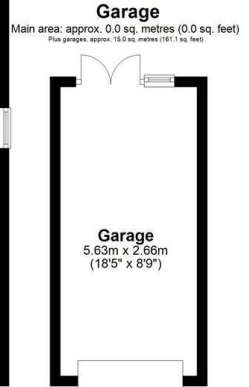
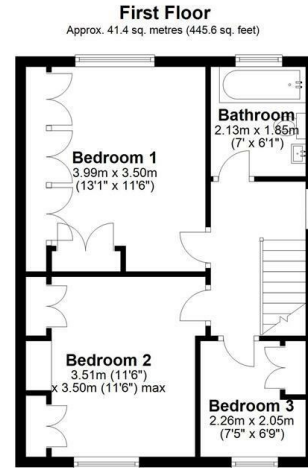
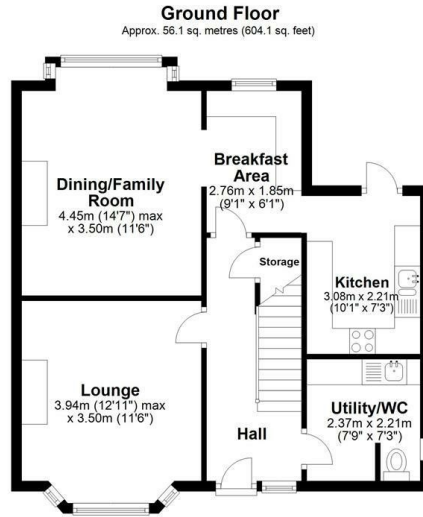
Not included in the asking price. These items may be available under separate negotiation.



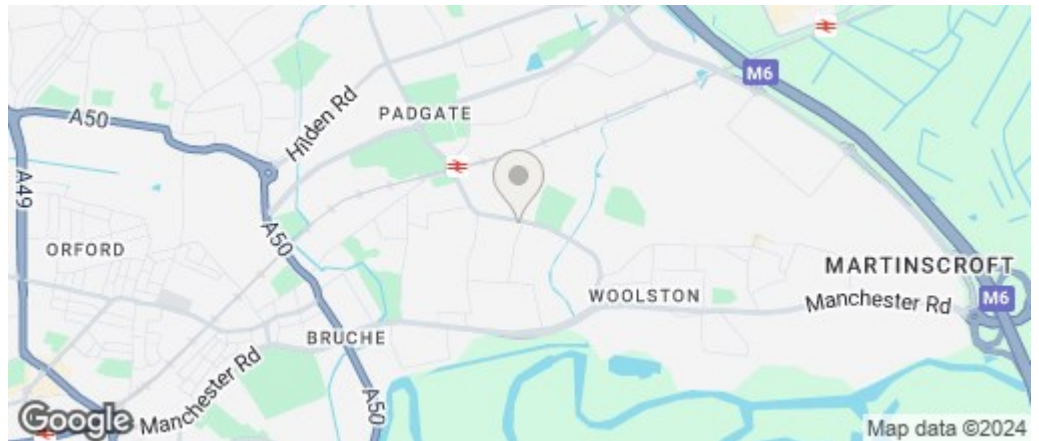


IMPORTANT NOTICE

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.



Main area: Approx. 97.5 sq. metres (1049.7 sq. feet)
Plus garages, approx. 15.0 sq. metres (161.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(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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Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070