



# Eric Avenue, Padgate Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- No Onward Chain
- Amazing Potential
- Close to Local Amenities
- Semi-Detached
- First Time Buyers
- Family Home
- Large Garden
- Perfect Project
- Close to Schools
- Two Bedrooms

## DESCRIPTION

This wonderful two bedroom semi-detached house is beaming with potential and awaits the opportunity to become the perfect family home. This property is an ideal purchase for first time buyers and is located close to local amenities, transportation services and local schools.

Upon entering, you are greeted with a hallway leading to the two generously sized reception rooms which has potential to become the perfect space for a family to relax and spend quality time together. The current family room has the opportunity to become a third bedroom. Following the natural flow of the house, you are welcomed into the kitchen and then the dining room, allowing access to the garden.

To the first floor, you are presented with two bedrooms and a family bathroom.

## GARDEN

To the rear of this property you will find a large, private garden which offers a fantastic opportunity to make into your own. Having a spacious patio area, this is the ideal space for family gatherings or simply unwinding after a long day. To the front of the property, on road parking is available.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 4.29m x 3.63m Lounge
- 4.88m x 2.53m Family Room
- 2.15m x 3.52m Dining Room
- 2.25m x 4.57m Kitchen

### FIRST FLOOR

- Landing
- 3.52m x 4.57m Bedroom One
- 2.63m x 2.98m Bedroom Two
- 1.77m x 1.50m Bathroom

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 150Mb (Via BT)

## LOCATION - PADGATE

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 Oswald's Catholic Primary School 7 min walk
- Cardinal Newman Catholic High School 1.5 miles
- Beamont Collegiate Academy 1.5 miles
- Warrington Town Centre 1.9 miles
- Manchester Airport 16.6 miles
- Liverpool Airport 18.7 miles
- Manchester City Centre 17.9 miles



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** B

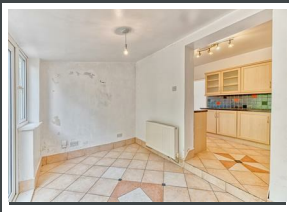
**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

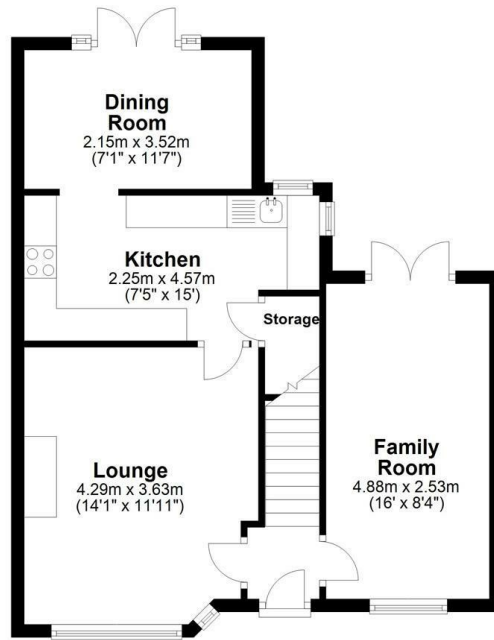
Not included in the asking price. These items may be available under separate negotiation.





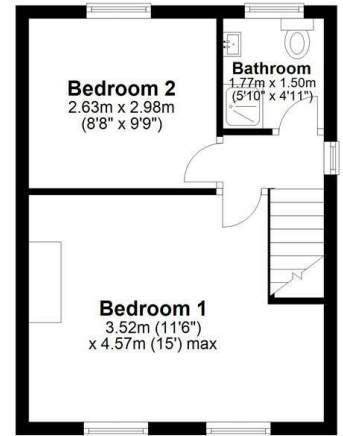
### Ground Floor

Approx. 50.4 sq. metres (542.3 sq. feet)

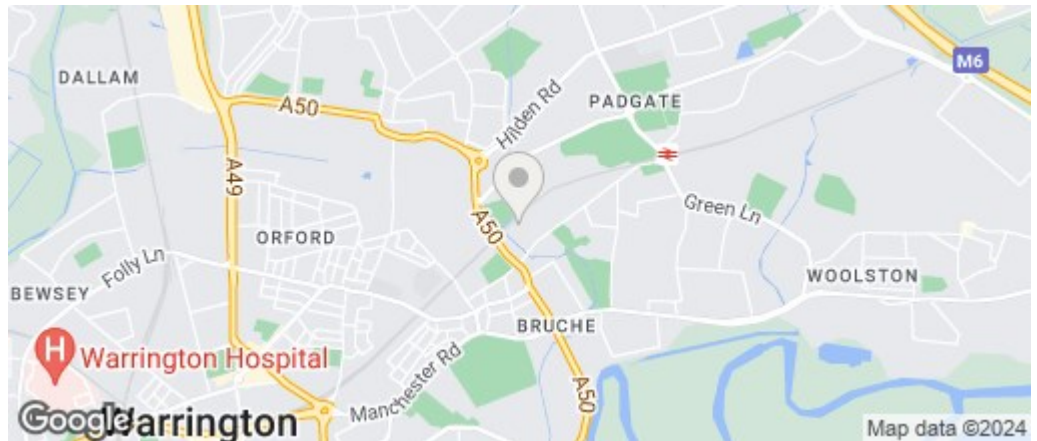


### First Floor

Approx. 28.6 sq. metres (307.8 sq. feet)



Total area: approx. 79.0 sq. metres (850.1 sq. feet)



## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(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



**Mark Antony**  
SALES & LETTING AGENTS

Sales@MarkAntonyEstates.com  
www.MarkAntonyEstates.com  
Tel: 01925 267070