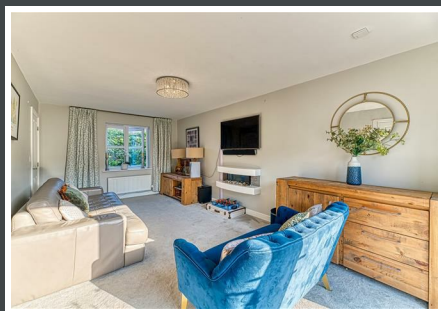




# Sergeant Drive, Paddington Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Detached
- Family Home
- Four Bedrooms
- Two Reception Rooms
- Ample Space
- Integrated Appliances
- Fantastic Garden
- Driveway
- Garage
- Outstanding Schools

## DESCRIPTION

Offered for sale with no onward chain, we present a fantastic detached family home in the sought-after area of Paddington. Comprising of four good-sized bedrooms, two reception rooms, a fitted kitchen, and ample space throughout for comfortable living. This property is the perfect family home, being close to outstanding schools and amenities.

Entry into this generously-sized home is via the hallway. From here, you are presented with the spacious lounge that boasts patio doors leading out to the garden. Following the natural flow of the house, you are lead to the fitted kitchen which offers a dining space perfect for family meals, as well as a separate dining room that can easily be transformed into a home office, catering to various lifestyle needs. Completing the downstairs is a handy utility and a WC.

Home to the first floor are four good-sized bedrooms and a family bathroom. Bedroom one benefits from a built in wardrobe and an En-Suite. The property offers multiple storage spaces throughout.

Built in 2015, this detached family home exudes a warm and homely feel throughout. The property features four generously sized bedrooms, ideal for a growing family. The spacious lounge provides a perfect setting for relaxation, while the kitchen with dining space offers a wonderful area for family meals. Additionally, there is a separate dining room that can easily be transformed into a home office, catering to various lifestyle needs.

Conveniently located near outstanding schools, this property is perfect for families looking to provide their children with quality education. With parking available for one vehicle, practicality meets comfort in this lovely abode.

Don't miss the opportunity to make this house your home and experience the joy of living in a welcoming space that offers both functionality and charm.



## GARDEN

Sitting on a great sized plot this property boasts a very spacious sized rear garden, which has the perfect mixture of lawn and patio. With there being a great set up for outdoor furniture, this garden offers a good space for hosting family and friends during the summer months. To the front of the property is a garage and driveway parking.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 5.96m x 3.29m Lounge
- 3.72m x 5.18m Kitchen/Dining Room
- 2.89m x 2.73m Dining Room/Study
- 1.58m x 2.73m Utility
- 1.41m x 1.61m WC

### FIRST FLOOR

- Landing
- 4.64m x 3.29m Bedroom One
- 1.28m x 2.96m En-suite
- 3.74m x 2.76m Bedroom Two
- 3.39m x 2.91m Bedroom Three
- 1.91m x 2.59m Bedroom Four
- 1.80m x 2.85m Bathroom



## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private or Mains
- Broadband Availability: Up to 154Mb (Via BT)

## LOCATION

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 part of the Kings Academy Warrington catchment area, ensuring an exceptional educational environment for your family. 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

- Bruche Park 10 minute walk
- Kings Academy 1 mile walk
- Padgate Train Station 15 minute walk
- Warrington Town Centre 2 miles
- 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 Borough Council

**Council Band:** E

**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

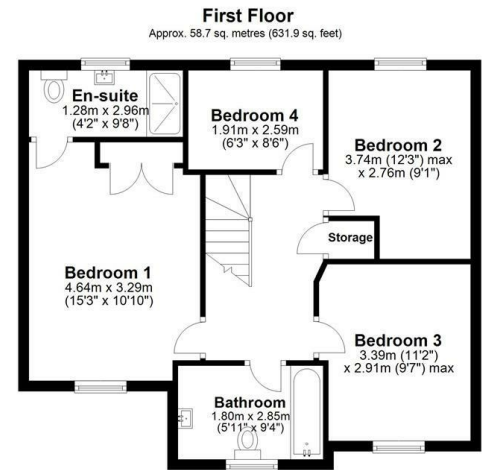
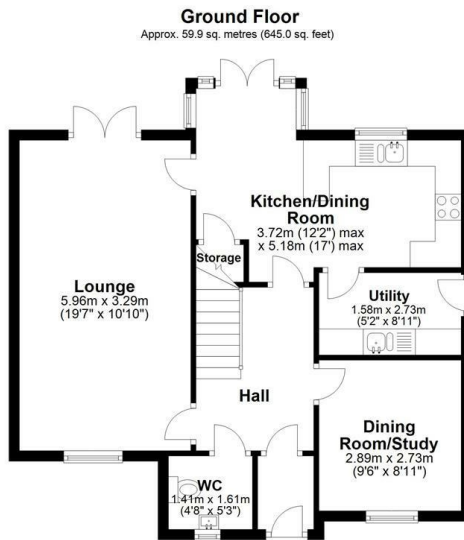
Not included in the asking price. These items may be available under separate negotiation.



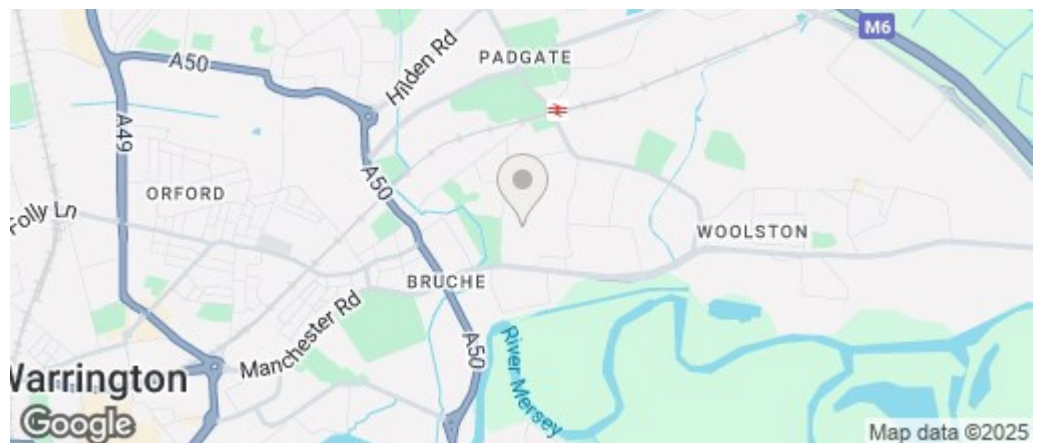


## IMPORTANT NOTICE

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.



Total area: approx. 118.6 sq. metres (1276.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</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



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