



# Carpenter Grove, Padgate Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- No Onward Chain
- Fantastic Opportunity
- Ample Living Space
- Generous Garden
- Freehold Title
- Three Bedrooms
- Versatile Space
- Superb Plot
- Spacious Driveway
- Close to Local Amenities

## INTERIOR

Upon entering the home, you're greeted by a welcoming hallway, which offers convenient access to the garage, making it easy to bring in groceries or store your vehicle. From the hallway, you step into the living room, a generous space perfect for both relaxation and entertaining. This room also acts as the central hub, leading to all three bedrooms and the shower room, ensuring easy access throughout the home. The home also features a separate dining area and a kitchen, both of which flow seamlessly into the conservatory at the rear of the property. The conservatory offers a tranquil space to enjoy the views of the garden, and can be used year-round for an extra living area or a peaceful retreat as it has the added benefit of underfloor heating.

## GARDEN

This bungalow is set on a generous plot, featuring a sizeable driveway that accommodates parking for multiple vehicles, along with a delightful front garden that is perfect for gardening enthusiasts. To the back of the property is a fantastic outdoor space that offers a wonderful canvas for landscaping and personalisation, allowing you to cultivate your own green oasis.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (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 with neighbouring cities, Manchester and Liverpool. 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.

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** D

**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.



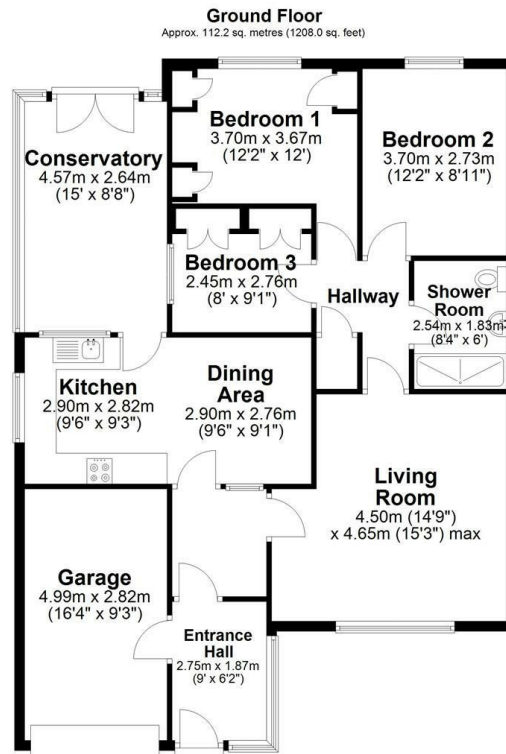




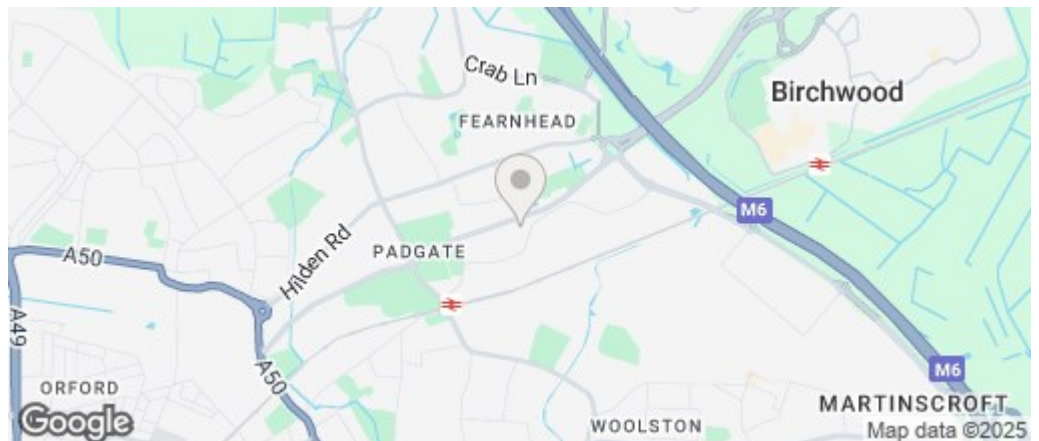


## IMPORTANT NOTICE

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. 112.2 sq. metres (1208.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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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