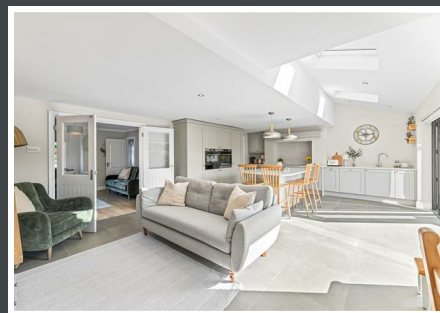




Whitchurch Close, Padgate Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Home
- High Specification
- Open Plan Living
- Intergrated Appliances
- Driveway Parking
- Four Bedrooms
- Perfect for Families
- Modern Throughout
- South Facing Garden
- Garage

INTERIOR

As you enter this pristine home, you are welcomed into a spacious lounge, featuring a charming electric log burner effect fire, that creates a warm and inviting atmosphere, perfect for relaxation after a long day. The heart of the home is undoubtedly the stunning open plan kitchen, dining, and family room, which celebrates electric Velux windows and underflooring heating throughout. This beautifully designed area is modern and bright, enhanced by elegant bi-folding doors that seamlessly connect the indoor space to the meticulously maintained garden outside. The kitchen boasts a stunning island and integrated appliances.

Completing the ground floor is a practical utility room and a convenient downstairs WC, ensuring that the home is both functional and stylish. Ascending to the first floor, you will find four well-proportioned bedrooms, including a master suite with its own En-suite bathroom, providing a private retreat for the homeowners.

GARDEN

This property enjoys a fantastic private South facing garden, with a lush lawn, and is the perfect setting for entertaining guest in the summer months. Additional features of this remarkable property include a garage and driveway parking, offering ample space for vehicles and storage. This home is finished to a high standard and is ready for you to move in and make it your own. With its prime location and exceptional features, this property is a must-see for anyone looking to settle in a vibrant community.

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: Freehold

Tenure:

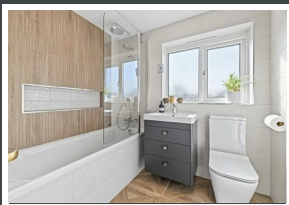
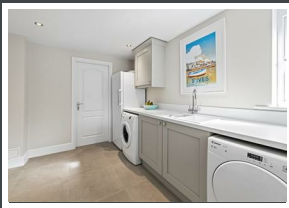
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.

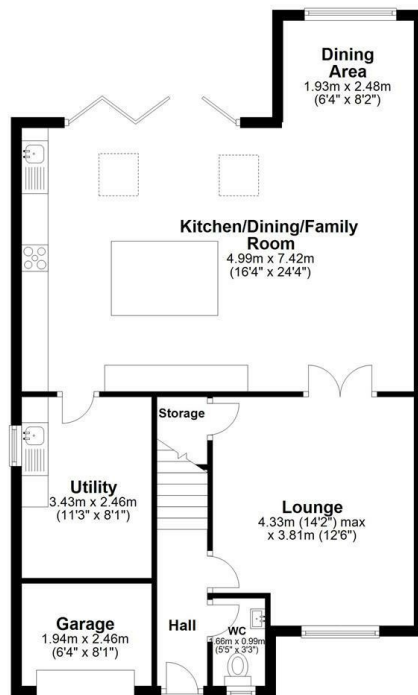




IMPORTANT NOTICE

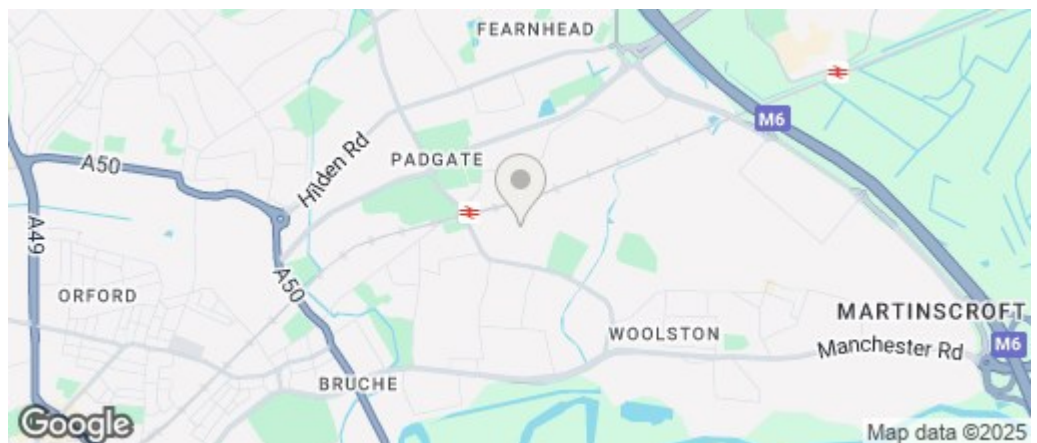
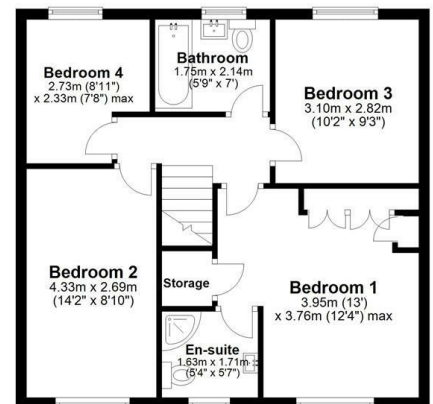
Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration 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.

Ground Floor
Approx. 80.2 sq. metres (863.4 sq. feet)



Total area: approx. 130.9 sq. metres (1409.5 sq. feet)

First Floor
Approx. 50.7 sq. metres (546.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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