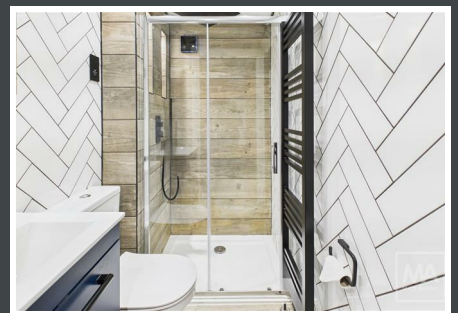
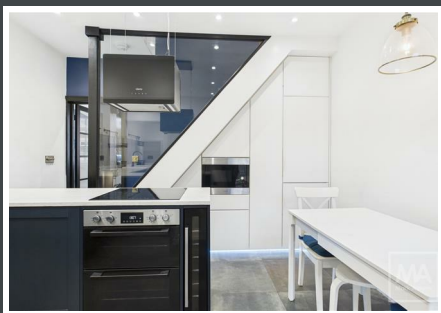




Hume Street, Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Mid Terrace House
- Additional Loft Space
- Modern Living
- Astro-Turf Garden
- On Street Parking
- Two Bedrooms
- No Onwards Chain
- Integrated Appliances
- Convenient located
- Beautifully presented

INTERIOR

Step into this charming property, featuring a welcoming lounge area that flows seamlessly into a modern, fully-equipped kitchen. Adding convenience is a stylish downstairs bathroom tucked at the back. Upstairs, you'll find two inviting bedrooms, including a main bedroom enhanced by a sleek media wall—perfect for relaxation or entertainment. On the third floor, discover a versatile loft space accessible via stairs, offering endless possibilities for use as an office, hobby room, or tranquil retreat.

GARDEN

This property features a stylish, low-maintenance garden with AstroTurf and a built-in BBQ area, perfect for outdoor entertaining and hassle-free enjoyment.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 516Mb (Via Virgin)



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.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: A

Tenure: Freehold

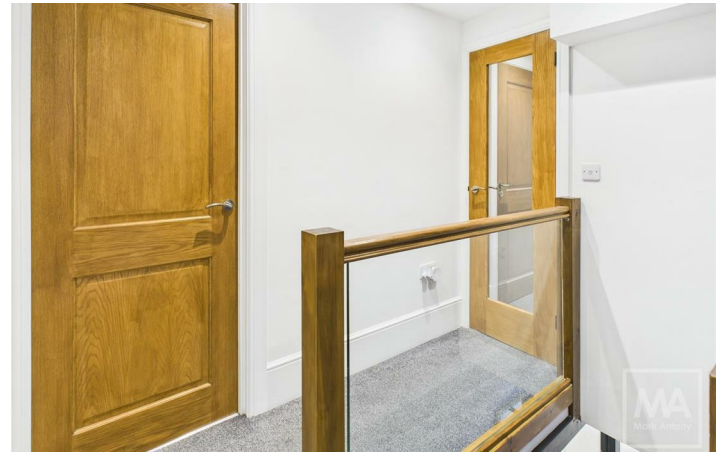
(Property tenure to be confirmed by solicitors)

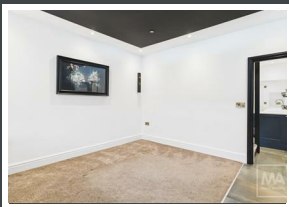
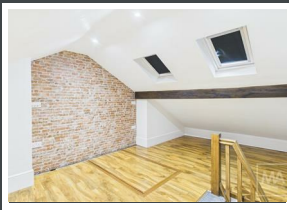
Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.







IMPORTANT NOTICE

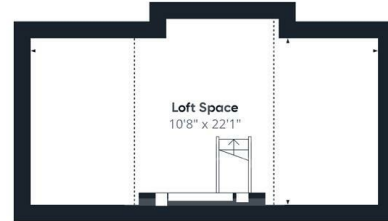
Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration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



Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
845.73 ft²
Reduced headroom
148.34 ft²


(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 78 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 54 | |
| (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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