



£525,000

Padgate Lane

Padgate, WA1 3DU

PROPERTY SUMMARY

Welcome to this EXCEPTIONAL property on Padgate Lane. This beautiful home is perfect for a growing family.

Through the private, gated entrance to the property, you will be greeted by the open garden, entrance to the annex and main entrance to the home. Although next to a popular road, privacy exudes with help to large greenery around the edge of the property.

Stepping inside you will be greeted by the instance warmth of the home and the happy memories that have clearly been made here.

As you step inside the entrance, with built-in shoe cabinet for neatly tidying away any footwear, you will lead through to the second reception area, overlooking the garden. You will also walk past the Utility Area as well as downstairs WC until you get to the heart of the home, the kitchen - with an open plan living area and dining area too, a true family dream! Ideal for entertaining guests or simply relaxing with your loved ones.

Upstairs, the available space in the property continues, with four double bedrooms, two of which have en-suites, and a fifth perfect size for a nursery or study. Integrated wardrobes within the upstairs hallway

5



4



2

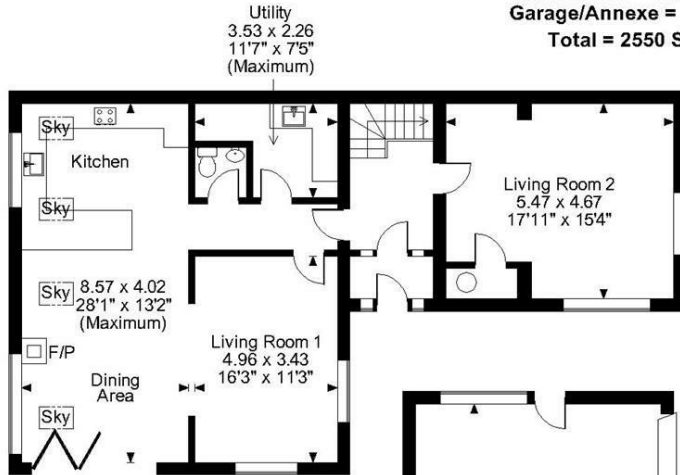
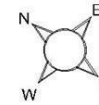




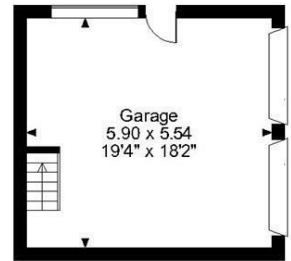




Padgate Lane, Padgate, Warrington
Approximate Gross Internal Area
Main House = 2078 Sq Ft/193 Sq M
Garage/Annexe = 472 Sq Ft/44 Sq M
Total = 2550 Sq Ft/237 Sq M



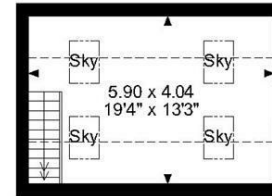
Ground Floor



Ground Floor Garage/Annexe



First Floor



Floor Above Garage/Annexe

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ Denotes restricted head height

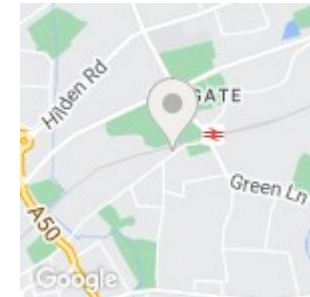
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LOCAL AUTHORITY

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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