

Padgate Lane, Warrington, WA1 3DF

£210,000

Council Tax Band: B





Welcome to this charming property located on Padgate Lane in the sought-after area of Warrington. This delightful house boasts a spacious kitchen diner, perfect for hosting family gatherings or entertaining friends. With three cosy bedrooms, there is ample space for a growing family or for guests to stay over.

Situated in a desirable location, this property offers the convenience of being close to the town centre, providing easy access to a variety of amenities, shops, and restaurants. Additionally, the great transport links make commuting a breeze, whether you're heading to work or exploring the surrounding areas.

For families with children, this home is ideally located near schools, making the morning school run a stress-free experience. Furthermore, the presence of a garage provides the flexibility of either additional storage space or secure parking for your vehicle.

Don't miss out on the opportunity to make this lovely property your new home. Contact us today to arrange a viewing and envision the possibilities that this residence has to offer.



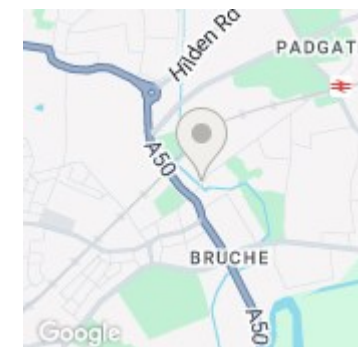
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| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>83</b> |
| (69-80) <b>C</b>                            | <b>68</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<br>2002/91/EC |           |