

Padgate Lane, Padgate, WA1 3DU

£2,500

Council Tax Band: D



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 make great use for extra storage, and the skylights installed throughout the home ensure plenty of natural daylight.

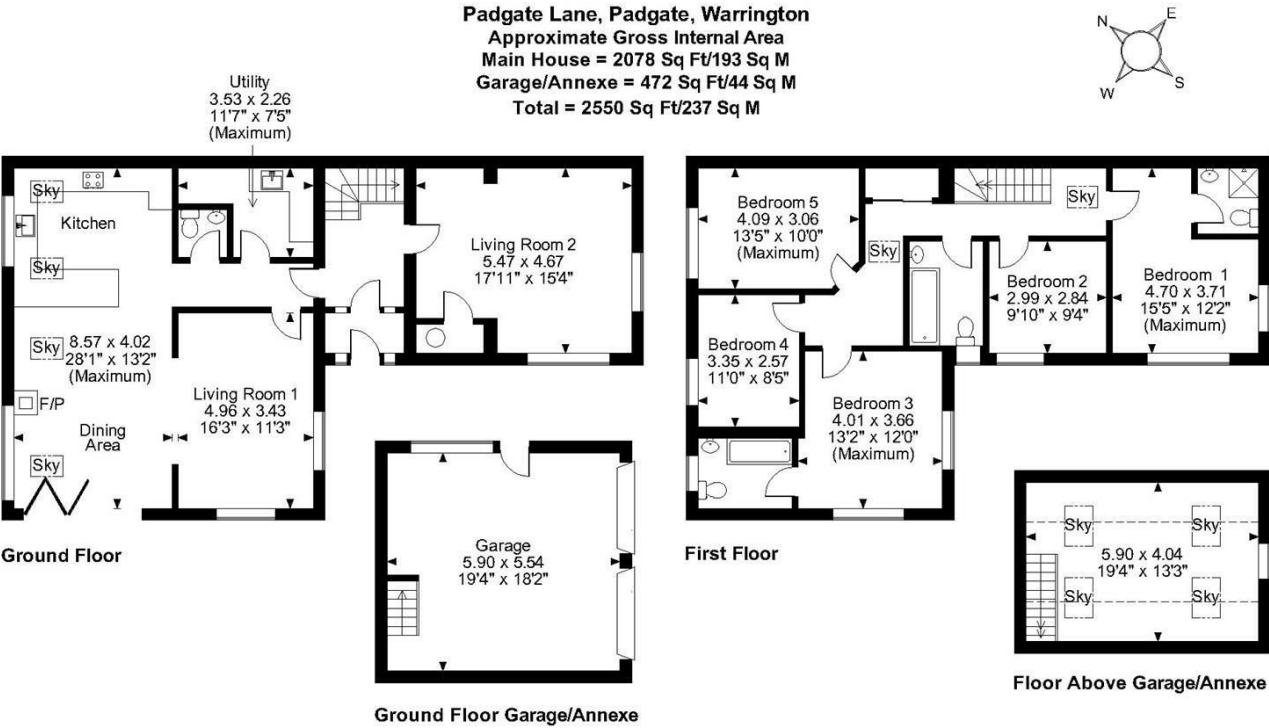
Outside, the private gated entrance ensures security and privacy, giving you peace of mind; as well as having a garden area and a low maintenance paved area, perfect for entertaining.

The additional annex provides versatility, whether you need extra living space, a home office, or a guest suite.

Call now to book your viewing today!



The Hive Sankey Street, Warrington, WA1
1XG
01925 987 085
info@real5estates.com
www.real5estates.com



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The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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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	