

Colemere Close, Padgate, Warrington, WA1 4LA

£375,000

Council Tax Band: C



Nestled in the tranquil neighbourhood of Colemere Close in Padgate, Warrington, this charming detached house offers a perfect blend of comfort and modern living. Built in 2001, the property spans an impressive 1,055 square feet, providing ample space for families or those seeking a little extra room to breathe.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a sophisticated dining area. The well-appointed kitchen complements the living areas, making it a delightful hub for culinary enthusiasts.

The property boasts three generously sized bedrooms, each offering a peaceful retreat at the end of the day. The layout is thoughtfully designed to ensure privacy and comfort, making it an excellent choice for families or individuals alike. The bathroom is conveniently located, providing essential amenities for daily living with an additional 2 bathrooms located through the house.

The exterior of the home is equally appealing, with a well-maintained garden that offers a perfect spot for outdoor activities or simply enjoying the fresh air. The location in Padgate is particularly advantageous, with easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach.

In summary, this delightful detached house on Colemere Close presents a wonderful opportunity for those seeking a modern home in a peaceful setting. With its spacious interiors and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.



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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	