



## 40 OXMEAD CLOSE

WARRINGTON, WA2 0QA

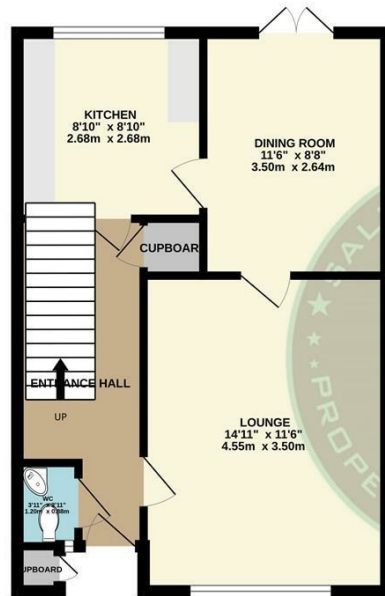
**£196,000**  
**FREEHOLD**

Welcome to this charming terraced house located on Oxmead Close in the desirable area of Padgate, Warrington. This delightful property boasts three spacious bedrooms, making it an ideal home for families or those seeking extra room for guests or a home office. The large bedrooms provide ample space for relaxation and personalisation, ensuring comfort for all residents.

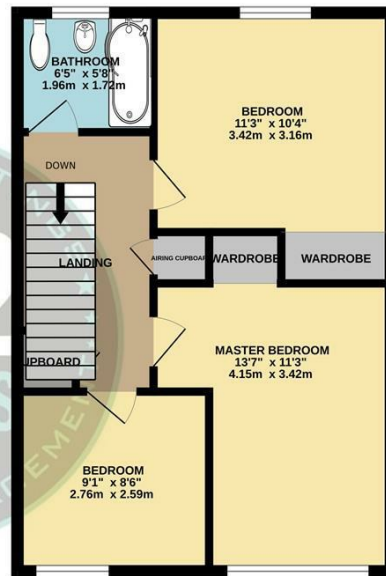




GROUND FLOOR  
453 sq.ft. (42.0 sq.m.) approx.



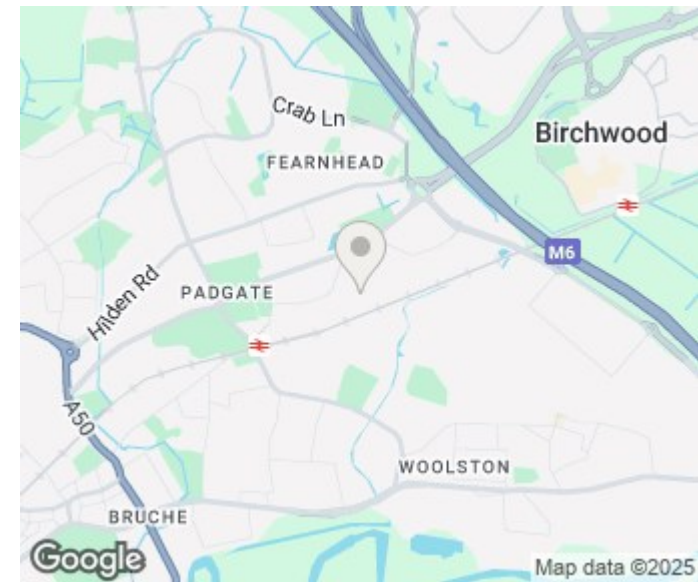
1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



3 BEDROOM TERRACE

TOTAL FLOOR AREA : 919 sq.ft. (85.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 2025.



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

222 Estates Sales and Lettings  
222 Orford Lane Orford  
Warrington  
Cheshire  
WA2 7BB

01925 499599  
gregg@222estates.co.uk  
www.222estates.co.uk

