



Manchester Road, Warrington Cheshire

No Onward Chain • Neutral Décor Throughout • Spacious Reception Rooms • Low Maintenance Garden •
Driveway Parking • Recently Decorated Throughout • Charming Bay Fronted Exterior • Close To Amenities •
Great Transportation Links • Close To Schools

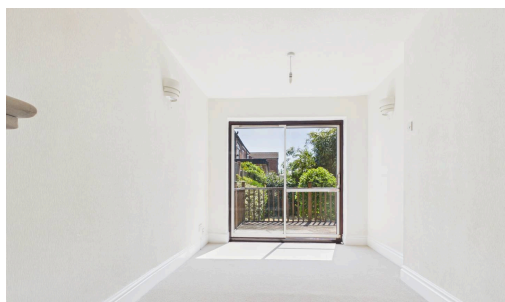
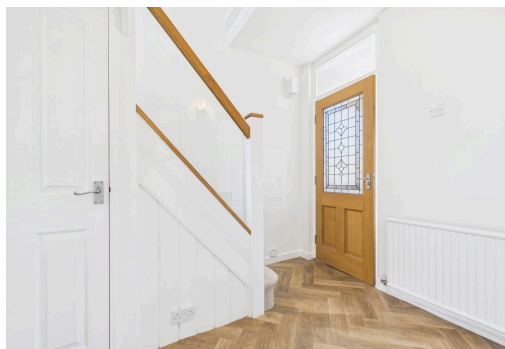


Mark Antony
SALES & LETTING AGENTS



INTERIOR:

Offered for sale with no onward chain, we welcome this wonderful home to market. This spacious three-bedroom semi-detached home is perfectly positioned on an excellent bus route, providing superb transport links for commuters, families, and those seeking easy access to local amenities and well-regarded schools. The property offers generous living accommodation throughout, with well-proportioned rooms designed to suit modern family living. Decorated in neutral white tones throughout, the home feels bright, airy, and inviting, while also offering the perfect opportunity for buyers to put their own stamp on the property. To the ground floor are two large reception rooms, ideal for both relaxing and entertaining, offering versatile space for family life, dining, or a home office setup. The front lounge has been recently upgraded and features a stylish electric fire, creating an attractive focal point within the room. This beautifully enhances the warm and welcoming atmosphere the property proudly offers, further emphasising its cosy and homely feel.



The kitchen offers excellent potential to create a stylish and practical space, while already benefiting from integrated appliances, and delightful views overlooking the rear garden, adding to the room's bright and pleasant atmosphere. As you ascend the staircase to the first floor, you will find three well proportioned bedrooms and a modern family bathroom. Bedroom one boasts fitted wardrobes, providing excellent storage while maximising floor space. Bedrooms one and two are both generous double rooms, while bedroom three is perfectly suited as a nursery or home office.

GARDEN:

The property enjoys a private rear garden, ideal for relaxing and entertaining. Featuring a paved patio area perfect for outdoor dining, the garden is surrounded by mature greenery, creating a peaceful and secluded setting.

LOCATION:

Situated north of Warrington, Padgate is a popular area with a great range of amenities and transport connections. Home to a tennis club, football club, community centre and University campus, residents benefit from a great range of facilities. Padgate train station connects with neighbouring cities, Manchester and Liverpool. The motorway network is also just a short drive away and Warrington Town Centre can be reached in under 10 minutes by car. There are a number of schools within easy walking distance and plenty of parks nearby, which are great for families.

GENERAL INFORMATION:

- Council Tax band: C
- Tenure: Freehold
- EPC Energy Efficiency Rating: C





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VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
Items may be available under separate negotiation.



Note: These sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.



Warrington's Highest Rated Agent

