



73 Westover Road, Padgate

£270,000 Freehold

Wonderfully presented 3 bedroom semi detached home on popular road in Padgate • Recently modernised kitchen and bathroom • Extension downstairs to give additional reception room with patio doors into the garden • Beautifully maintained front and rear gardens • Being sold on a freehold basis with no chain • Brand new boiler with 8 yr warranty • Parking for several vehicles, with driveway, car port and large garage • Garage would make for ideal workshop or venue for home business





Welcome to this beautifully presented three-bedroom semi-detached home, perfectly positioned on a sought-after road in the heart of Padgate. This inviting property has been thoughtfully updated throughout, boasting a recently modernised kitchen and bathroom that seamlessly blend style with functionality. The ground floor has been extended to offer an additional reception room, ideal for family gatherings or entertaining guests, with elegant patio doors that open directly onto the rear garden. Each of the three bedrooms is generously sized, allowing for comfortable family living or flexible use as a home office or guest room. The property benefits from a brand new boiler with a seven year warranty, ensuring peace of mind and energy efficiency for years to come. With no onward chain and being sold on a freehold basis, this is a rare opportunity to secure a move-in ready home in a thriving community. The spacious driveway, car port, and large garage provide ample parking for several vehicles. The garage offers fantastic potential as a workshop or the perfect venue for a home business, catering to a variety of lifestyle needs.

Step outside and discover the meticulously maintained front and rear gardens that offer a tranquil retreat from the bustle of daily life. The rear garden is a true highlight, featuring a lush lawn bordered by mature shrubs and flowering plants, creating a picturesque setting for outdoor dining or relaxing in the sunshine. The patio area, accessed via the reception room's patio doors, is perfect for summer barbeques or morning coffee. The front garden adds to the property's impressive kerb appeal, with neat landscaping that welcomes you home. For families, the location is second to none, with excellent schools, parks, and playgrounds just a short stroll away. Commuters will appreciate the close proximity to Padgate train station and major road links, while every-day essentials are easily accessible with supermarkets, cafes, and dining options nearby. The property is also conveniently located for access to local hospitals and other essential services, ensuring all your needs are met within the neighbourhood. This exceptional home combines modern comforts with generous outside space in a prime Padgate setting - don't miss the chance to make it yours. Enquire now to arrange your viewing.







1st Floor

2nd Floor

TOTAL: 55 m2

1st floor: 49 m2, 2nd floor: 6 m2

EXCLUDED AREAS: GARAGE: 14 m2, PORCH: 1 m2, PRIMARY BEDROOM: 15 m2,
 BEDROOM: 13 m2, HALL: 5 m2, OPEN TO BELOW: 0 m2,
 WALLS: 13 m2



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