



4 Fir Grove, Paddington

Miller Metcalfe
Every step of the way

4 Fir Grove

Paddington, Warrington

A beautifully presented and thoughtfully extended three-bedroom semi-detached family home, ideally situated close to highly regarded schools, local amenities and excellent transport links.

Upon entering, you are greeted by a welcoming entrance hallway with useful storage and a downstairs WC. The spacious family lounge features a charming bay window, creating a bright and comfortable space for relaxing. There is also a versatile separate office, which could easily be used as a playroom or a fourth bedroom.

At the heart of the home is the impressive L-shaped open-plan kitchen, dining and family room. This sociable and versatile space features a range of wall and base units, a central island, gas hob and electric oven, with designated space for a washing machine, fridge freezer and dishwasher. Two skylights flood the room with natural light, while large bi-folding doors open directly onto the rear garden, creating a fantastic connection between the indoor and outdoor living spaces.

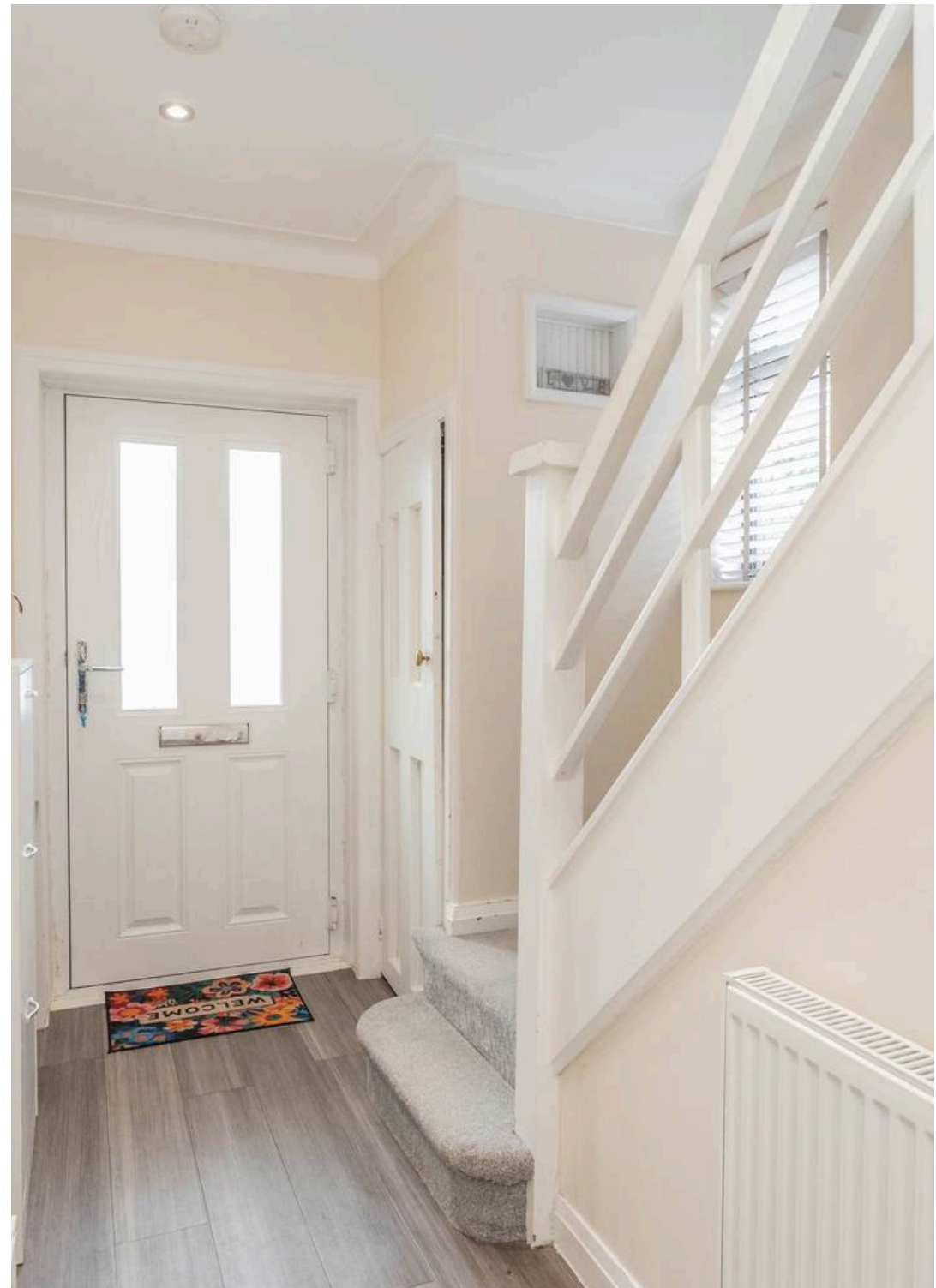
To the first floor are two generous double bedrooms, with the master bedroom benefiting from fitted wardrobes, along with a further well-proportioned single bedroom. The modern family bathroom is fitted with a walk-in shower, bath, WC and wash hand basin.

Externally, the property benefits from a driveway providing off-road parking, complete with an EV charging point. To the rear is a private and enclosed garden, mainly laid to lawn, with a lovely patio area ideal for entertaining and enjoying the warmer months. The garden further benefits from a summer house with power and an undercover area, perfect for housing a hot tub and creating an ideal space for relaxing on summer evenings.

This superb family home offers spacious and flexible accommodation throughout, combining modern open-plan living with practical family spaces and excellent outdoor facilities. Early viewing is highly recommended to fully appreciate all this property has to offer.

Council Tax band: C

Tenure: Freehold

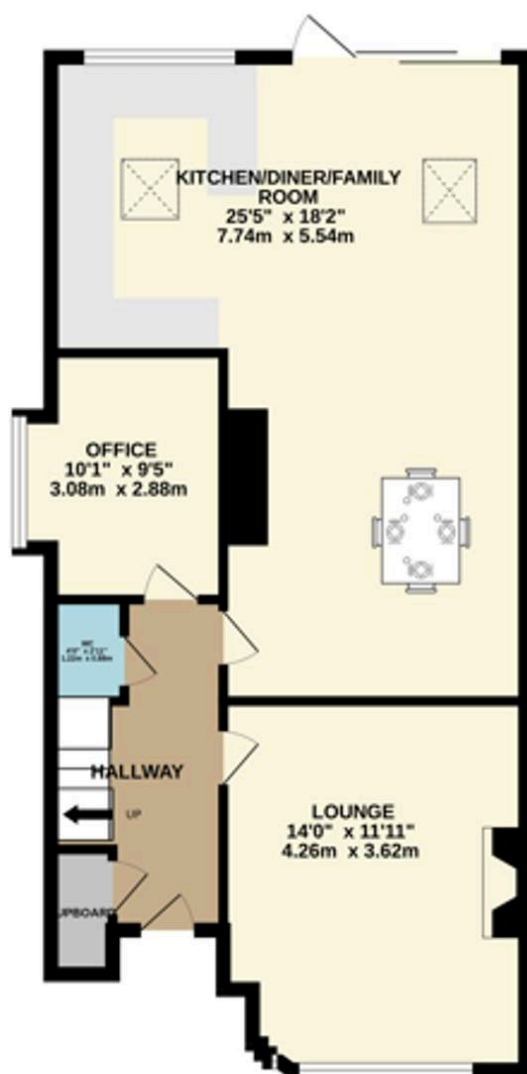




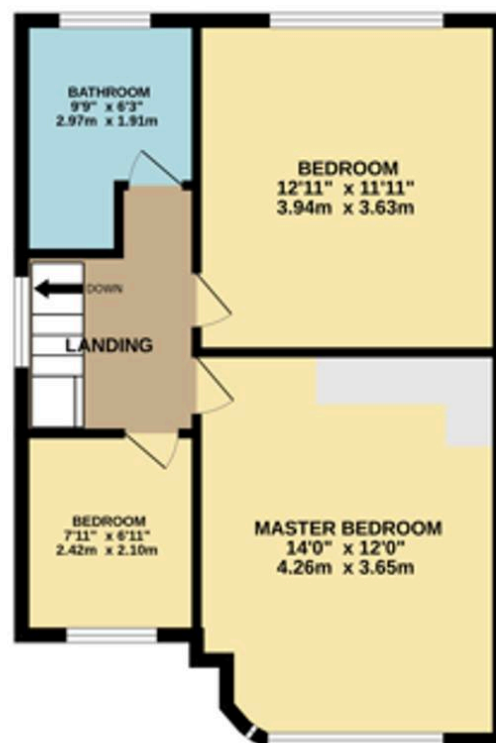




GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



1 FIR GROVE

TOTAL FLOOR AREA: 1201 sq.ft. (111.6 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 misstatement. 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 ©2020



Miller Metcalfe - Culcheth

Miller Metcalfe, 441 Warrington Road - WA3 5SJ

01925 762083 • culcheth@millermetcalfe.co.uk • millermetcalfe.co.uk/

Miller Metcalfe
Every step of the way