



44 Ashwood Avenue, Warrington

£240,000 Leasehold

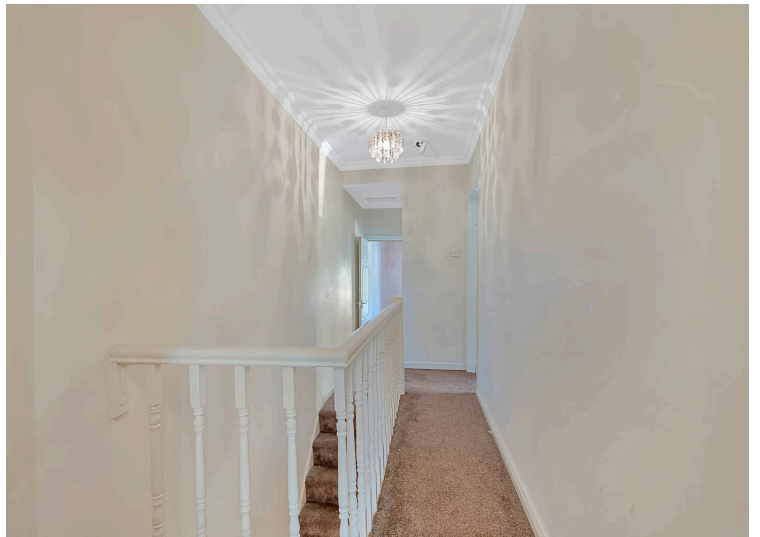
4 / 5 bedroom end of terraced home in popular Padgate location • Ideal spot for primary schools, local shops and transport links • Versatile accommodation which could be easily amended to suit your family set up • Paved rear yard • Being sold with no onward chain • Gas central heating and double glazed throughout • Situated on quiet residential street • Early viewing highly recommended to avoid disappointment

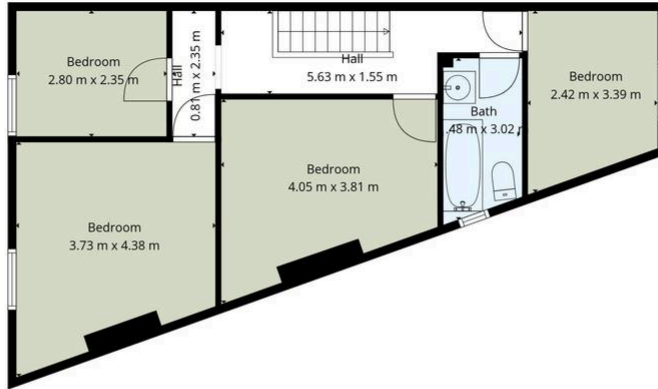




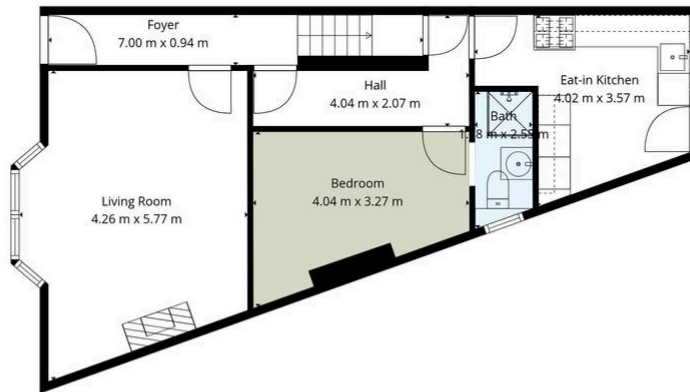
Welcome to this inviting and versatile four to five bedroom end of terrace home, perfectly positioned in the sought-after Padgate area, offering an unrivalled blend of comfort, convenience and flexibility for modern family living. Upon entering, you are greeted by a spacious and adaptable layout, thoughtfully designed to cater to a variety of lifestyle needs. The generous living spaces are complemented by four well-proportioned bedrooms, with the option to create a fifth bedroom or utilise the extra space as a home office, playroom or guest suite, ensuring ample room for growing families or those seeking multi-generational living. The property is enhanced by gas central heating and double glazing throughout, promising year-round warmth and energy efficiency. The interior is ready to move into or offers scope for personalisation, allowing you to tailor the space to your individual taste and requirements. Enjoy the peace and tranquillity of a quiet residential street, while benefiting from the convenience of being just moments away from highly regarded primary schools, making the morning school run a breeze. Local shops, supermarkets and a range of dining options are within easy reach, as are excellent transport links including bus routes and Padgate railway station, providing swift access to Warrington town centre and neighbouring cities. Essential services such as hospitals, pharmacies and healthcare centres are all nearby, alongside leisure facilities, parks and community amenities, ensuring every aspect of daily life is well catered for. This property is being offered for sale with no onward chain, presenting an exceptional opportunity for a smooth and swift transaction. Whether you are upsizing, relocating or seeking a property with flexible accommodation, this home is certain to impress and adapt to your evolving needs. Early viewing is highly recommended to avoid disappointment and to fully appreciate the potential on offer. Do not miss your chance to secure this delightful and adaptable family home in one of Padgate's most popular locations – contact us today to arrange your viewing and take the next step towards making this wonderful property your own.







2nd Floor



1st Floor

TOTAL: 114 m²

1st floor: 57 m², 2nd floor: 57 m²

EXCLUDED AREAS: WALLS: 11 m²



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