



Anderson Close, Padgate, Warrington, WA2 0PG

- CHARACTER BUNGALOW
- NO ONWARD CHAIN
- CORNER PLOT
- GARDENS TO ALL SIDES

Price £400,000

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Nestled in the tranquil Anderson Close, Padgate, Warrington, this unique detached bungalow presents an exceptional opportunity for those seeking a spacious and comfortable home. Boasting three generously sized double bedrooms, this property is perfect for families or those looking to downsize without compromising on space.

The bungalow features two inviting reception rooms, providing ample space for relaxation and entertaining. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. The well-appointed bathroom adds to the convenience of this delightful property.

Set on a large plot, the bungalow offers a sense of privacy and room for outdoor activities. The expansive garden is a blank canvas, ideal for gardening enthusiasts or for creating a serene outdoor retreat. Additionally, the property includes a detached garage, providing valuable storage space or potential for a workshop.

With no onward chain, this home is ready for you to move in and make it your own. The peaceful location in Padgate ensures a pleasant living environment while still being conveniently close to local amenities and transport links. This bungalow is a rare find and is sure to attract interest. Don't miss the chance to view this charming property and envision your future in this lovely home.



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ENTRANCE HALL

BEDROOM ONE

LOUNGE

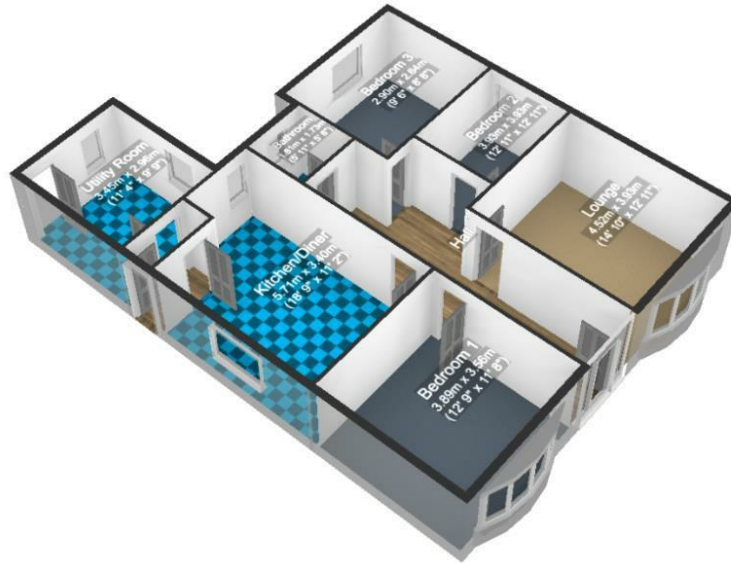
BEDROOM TWO

KITCHEN

BATHROOM

DINING ROOM/BEDROOM 3

GARDEN/ GARAGE



Floor Plan

Total floor area: 113.1 sq.m. (1,217 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Viewings

Please contact leigh@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

