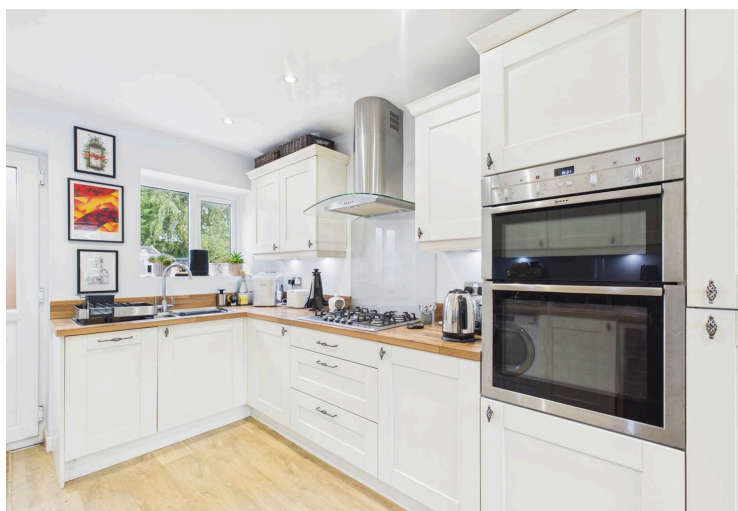
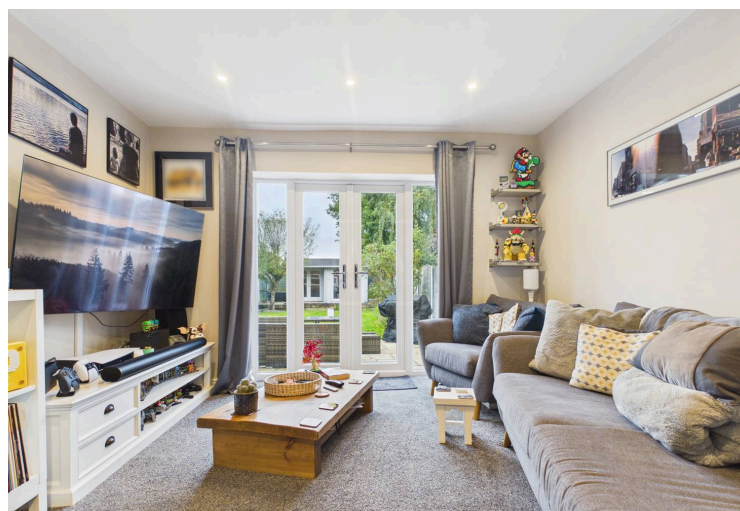




Princess Avenue, Padgate Warrington, Cheshire

Three Bedrooms • Freehold Title • South Facing Garden • Driveway Parking And EV Charging Point • Summer House In The Garden • Close To Local Amenities • Bright And Airy • Excellent Location • Generous Kitchen Diner • Integrated Appliances



Mark Antony
SALES & LETTING AGENTS

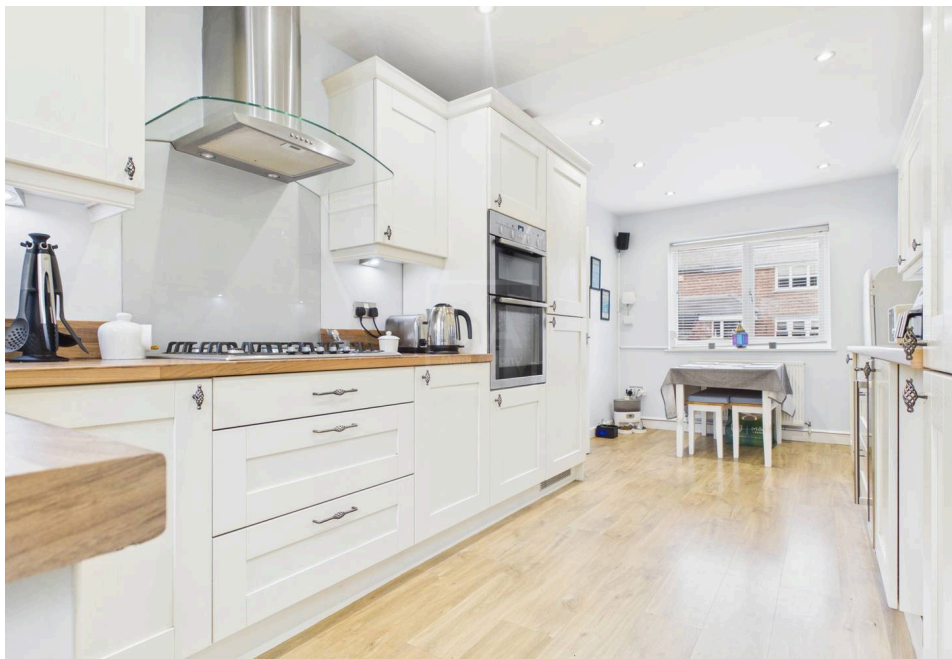


INTERIOR

Upon entering the property, you are welcomed by a spacious entrance hallway leading through to a generous lounge, offering the perfect setting for relaxing and entertaining. French doors open directly onto the garden, creating a wonderful connection between indoor and outdoor living.

Continuing through the ground floor, you will find a spacious kitchen and dining area. The contemporary kitchen boasts sleek cabinetry, ample storage and generous worktop space, complemented by a wine fridge and a range of integrated appliances. The adjoining dining area provides an ideal space for everyday meals and hosting family and friends.

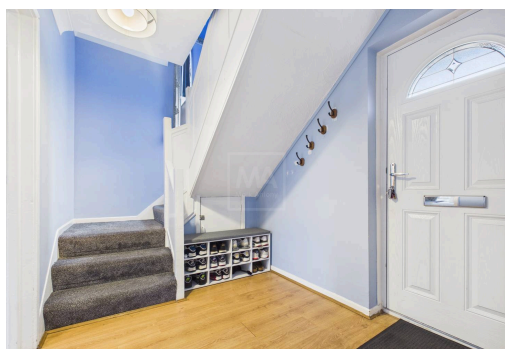
The first floor offers two well-proportioned double bedrooms, both benefiting from built-in storage. Completing this floor is a well-appointed three-piece bathroom featuring a bath, separate shower and wash basin, alongside a separate WC for added convenience.



Ascending to the top floor, a staircase leads to a converted loft room, providing a versatile and generously sized third bedroom. This additional space offers excellent flexibility, making it ideal for a bedroom, guest accommodation or a home office.

EXTERIOR

The property boasts a generous rear South Facing garden, featuring a spacious paved patio area, perfect for outdoor dining, entertaining guests and relaxing in the warmer months. Beyond the patio, a well-maintained lawn provides plenty of outdoor space, complemented by established planting and enclosed boundaries for added privacy. To the rear of the garden, a versatile garden room offers an excellent additional space, ideal for a home office, hobby room or relaxing retreat.



LOCATION

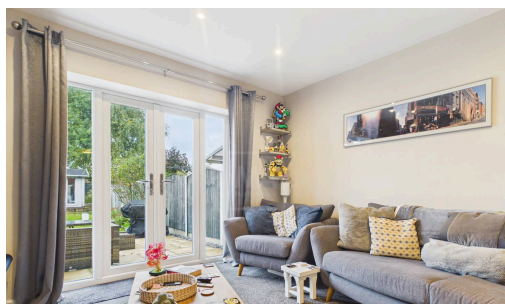
This property is in a district which is located just a stone's throw from Warrington Town Centre. Its convenient location makes it a popular area, especially for those who work in the centre of town. The area is home to a range of properties from apartments to larger homes for family living. Residents benefit from the great amenities the town centre has to offer including high street stores, restaurants and bars. The property is ideally placed for a range of schools and great transport connections.

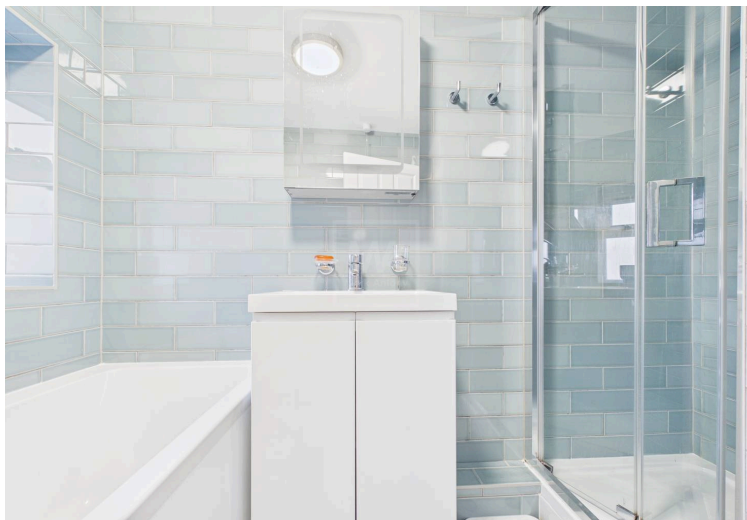
GENERAL INFORMATION

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC







Approximate total area^m

1116 ft²

Reduced headroom

56 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



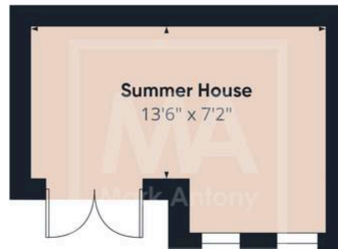
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Ground Floor Building 3

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.