



34 Sheerwater Close, Padgate
£250,000

Miller Metcalfe
Every step of the way

34 Sheerwater Close

Padgate, Warrington

Offered with no upward chain, this delightful semi-detached home presents an excellent opportunity for buyers seeking a smooth and straightforward purchase. This well-presented semi-detached home offers versatile and spacious accommodation, ideal for a range of buyers. The property is entered via an entrance porch leading into a generous-sized lounge, creating a welcoming and comfortable living space. The kitchen is fitted with a range of wall and base units and provides space for a cooker, washing machine, and fridge freezer. A door from the kitchen provides external access to the rear garden. An inner hallway with a useful under-stairs storage cupboard leads to a modern ground floor shower room, comprising a walk-in shower, low-level WC, pedestal hand basin and tiled walls and flooring. A second reception room completes the ground floor and offers flexibility as either an additional living area or a ground floor bedroom. To the first floor, there are two bedrooms, both benefiting from fitted wardrobes, along with a second WC featuring a low-level flush WC, pedestal hand basin and storage cupboard. Externally, the property enjoys an attached single garage and under-cover patio area at the side/rear. To the front, there is a block-paved driveway alongside a lawned garden. The rear boasts an enclosed lawn garden with planted shrub borders and a paved patio area, perfect for outdoor relaxation. Situated within a quiet cul-de-sac, the property is conveniently located for Padgate train station, offering excellent transport links into Manchester and Liverpool. Internal viewings are strongly advised to fully appreciate all that this lovely home offers.

Council Tax band: C

Tenure: Leasehold

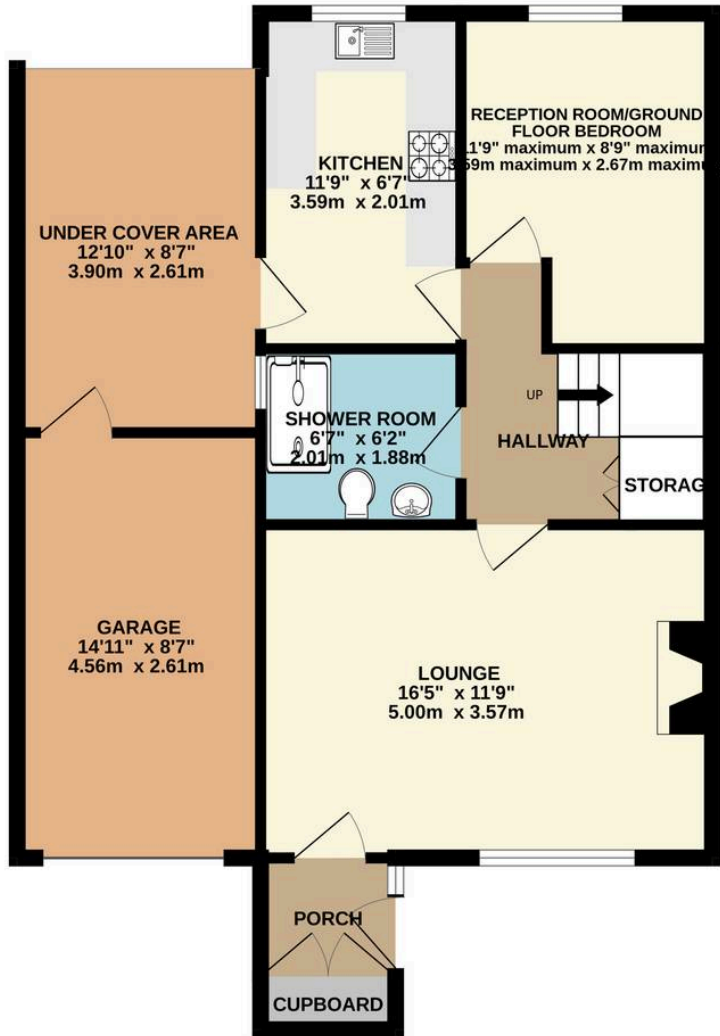




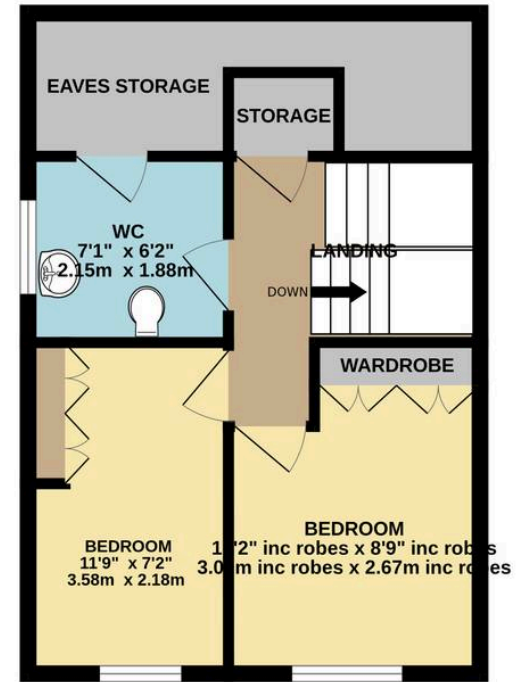




GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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 mis-statement. 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.
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