



5a Egerton Avenue, Warrington

£250,000 Leasehold

3 bedroom semi detached home on a quiet avenue in the heart of Padgate • Extended to the side to create a garage and downstairs toilet • 2 reception rooms, as well as separate kitchen • Heaps of potential to create wonderful family home with some refurbishment and modernisation • Garage has potential to be converted for great living space • Good size, south facing rear garden • Being sold with no onward chain • Large frontage with ability to create additional parking




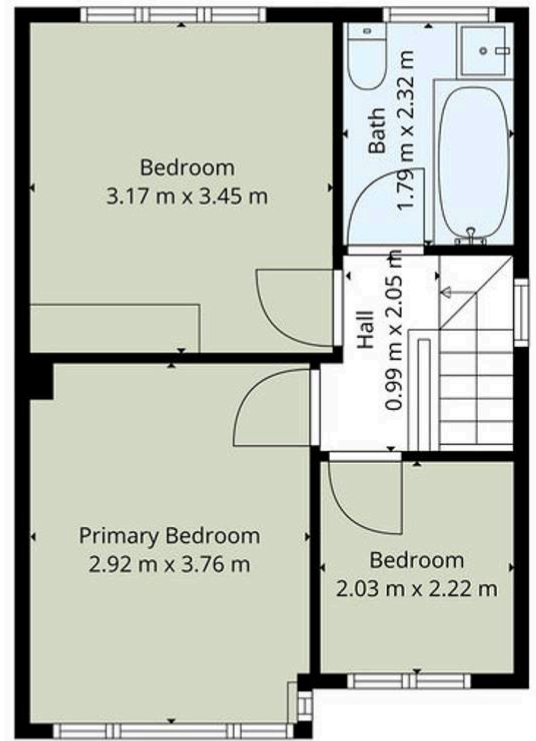
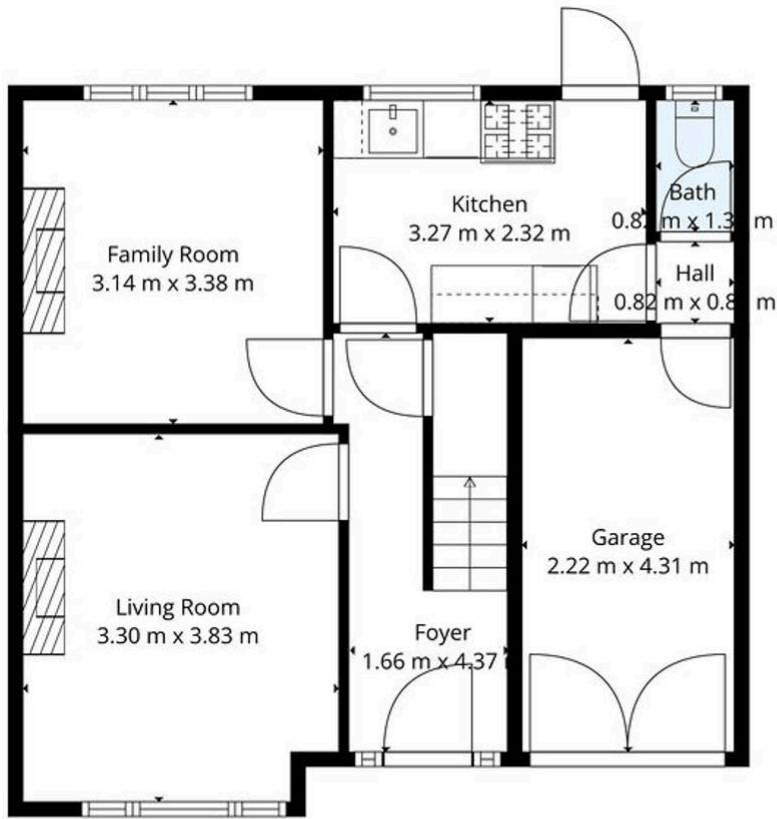


Welcome to this inviting three-bedroom semi-detached home, perfectly positioned on a peaceful avenue in the heart of Padgate. This extended property offers a superb canvas for those seeking a family home with ample potential to personalise and modernise to their own tastes. The ground floor opens with two generous reception rooms, ideal for both relaxing family evenings and entertaining guests, complemented by a separate kitchen that provides a practical layout for every-day living. The thoughtful side extension incorporates a spacious garage and a convenient downstairs toilet, with the garage offering exciting possibilities for conversion into an additional living area, home office, or playroom (subject to the necessary consents). Upstairs, three well-proportioned bedrooms provide comfortable accommodation for a growing family, while the layout lends itself to creative refurbishment and contemporary upgrades. The property boasts a large frontage, offering the ability to create additional parking to suit busy households or visiting guests. Residents will appreciate the home's proximity to a wealth of amenities, including supermarkets, local shops, and a variety of dining options just moments away. Excellent transport links are within easy reach, with Padgate railway station and major road networks nearby, making commuting and travel convenient. Families will value the close access to highly regarded schools, as well as the nearby parks and green spaces for leisure and recreation. Essential services such as hospitals, pharmacies, and community facilities are all within a short distance, ensuring peace of mind and every-day convenience. With the added benefit of a south-facing aspect to the rear, natural light floods the living spaces, creating a warm and welcoming atmosphere throughout the day. The property is offered for sale with no onward chain, presenting a fantastic opportunity for buyers ready to move swiftly and make this house their own. This home is being sold on a leasehold basis, with details of ground rent and service charge available upon enquiry. Don't miss the chance to secure a property brimming with potential in a sought-after Padgate location - enquire now to arrange your viewing and take the first step towards your new family home.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC 



1st Floor

2nd Floor



TOTAL: 77 m²
 1st floor: 41 m², 2nd floor: 36 m²
 EXCLUDED AREAS: GARAGE: 10 m², WALLS: 10 m²

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