



Oakland Street, Warrington Cheshire

Semi Detached • Excellent Location • Four Bedrooms • Modern Interior • Generous Garden • Three Bathrooms
• Close To Local Amenities • Private Driveway • Transport Links • Fitted Log Burner



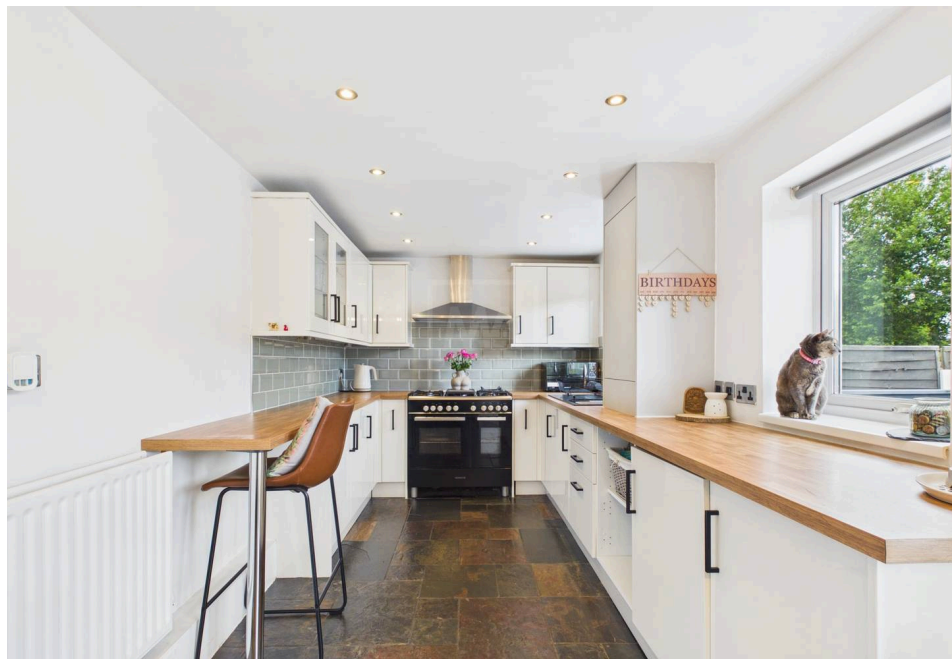
Mark Antony
SALES & LETTING AGENTS



INTERIOR

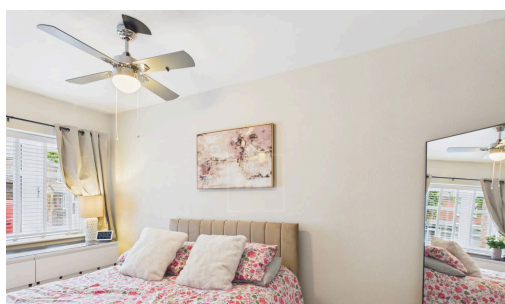
Upon entering the property, you are welcomed by a bright and inviting hallway that leads through to a spacious lounge, beautifully flooded with natural light. This generous living area offers ample space for both relaxation and entertaining, with a fitted log burner providing a warm and cosy focal point. Flowing seamlessly from the lounge, the stylish modern kitchen is fitted with sleek cabinetry, offering excellent storage and generous worktop space, while enjoying attractive views over the garden. Further features include a breakfast bar, elegant tiled flooring, and French doors that open directly onto the outdoor space, creating an ideal setting for indoor-outdoor living. The ground floor also benefits from a well-proportioned fourth bedroom, complete with its own en-suite bathroom.

Upstairs, the accommodation continues to impress with three generously sized bedrooms, all filled with natural light. Bedroom two enjoys the luxury of its own en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.



EXTERIOR

The property enjoys a well-maintained and fully enclosed rear garden, offering an excellent space for both relaxation and family living. A generous paved patio provides the perfect setting for outdoor dining and entertaining, while the neatly lawned garden creates a pleasant open space for children and pets to enjoy. To the rear of the garden, a stylish garden room and separate storage shed add versatility and practicality, making an ideal peaceful retreat. This attractive outdoor space perfectly complements the accommodation within, offering a wonderful extension of the home for year-round enjoyment. To the front, the property also benefits from ample off road parking.



LOCATION

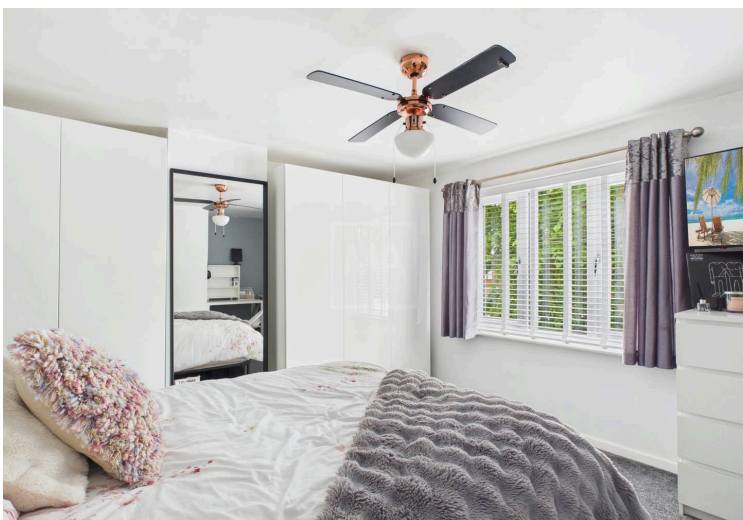
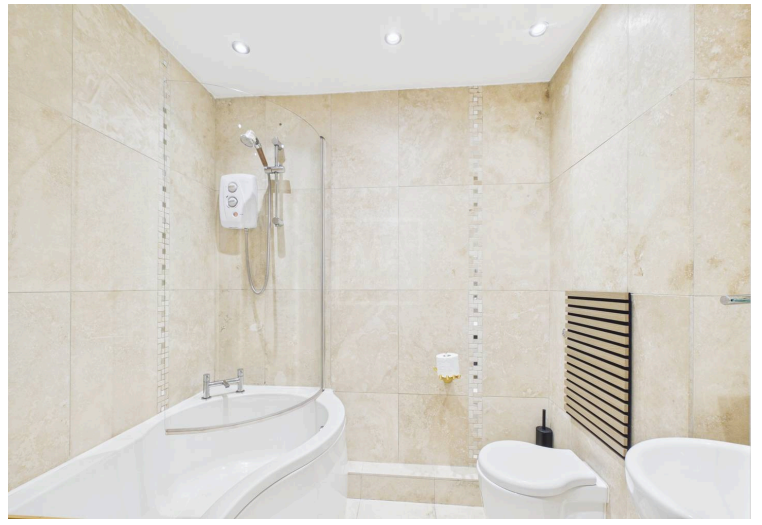
Situated north of Warrington, Padgate is a popular area with a great range of amenities and transport connections. Padgate train station connects with neighbouring cities, Manchester and Liverpool. The motorway network is also just a short drive away and Warrington Town Centre can be reached in under 10 minutes by car. There are a number of schools within easy walking distance and plenty of parks nearby, which are great for families. Padgate is also home to a great selection of coffee shops, pubs and credited schools.

GENERAL INFORMATION

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC





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.