

Viscount Road, Padgate Warrington, Cheshire

Two Bedrooms • Driveway Parking • Desirable Location • First Time Buyers • Close To Local Amenities •
Spacious Living • Large Garden • Garage • Light And Airy • Modern Kitchen



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Upon entering this charming property, you are welcomed by an inviting porch that leads into a spacious living room. Bathed in natural light from large windows, this warm and welcoming space is ideal for relaxing and enjoying quality time with family. Following the natural flow of the home, you will find a conveniently positioned WC, enhancing the practical and well-thought-out layout. This seamlessly connects to the kitchen and dining area, creating a cohesive living environment. The kitchen boasts modern, sleek finishes and integrated appliances, making it perfect for preparing home-cooked meals and enjoying them together in the same space—an ideal setting for both everyday living and entertaining.

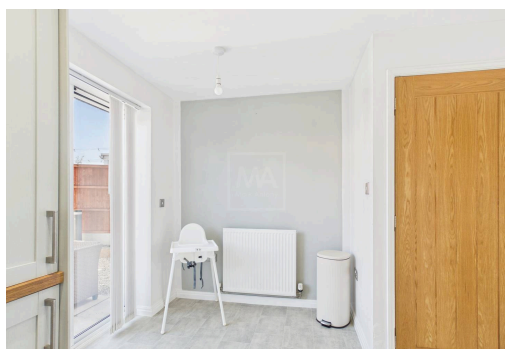
Ascending the stairs, the property offers two generously sized bedrooms.



The principal bedroom benefits from additional storage and a bright, airy atmosphere, providing a peaceful retreat. The second bedroom is also well-proportioned and perfectly suited for rest or versatile use. Completing the home is the family bathroom, thoughtfully designed to support comfortable and convenient everyday living.

GARDEN

To the rear of the property is a generous and beautifully maintained garden. Featuring a well-balanced mix of lush greenery and patio space, it provides the perfect setting for entertaining family and friends or simply relaxing in the warm summer months. The home further benefits from excellent storage solutions, including a garage, and the added convenience of a private driveway.



LOCATION

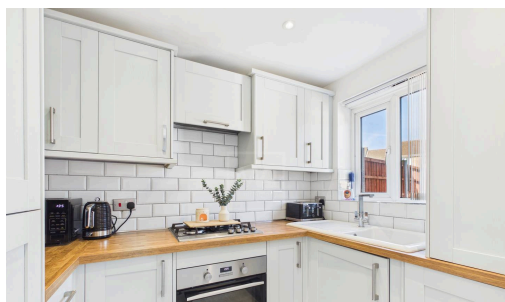
Situated north of Warrington, Padgate is a popular area with a great range of amenities and transport connections. Home to a tennis club, football club, community centre and University campus, residents benefit from a great range of facilities. Padgate train station connects the suburb with neighbouring cities, Manchester and Liverpool, making it ideal for commuters. 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.

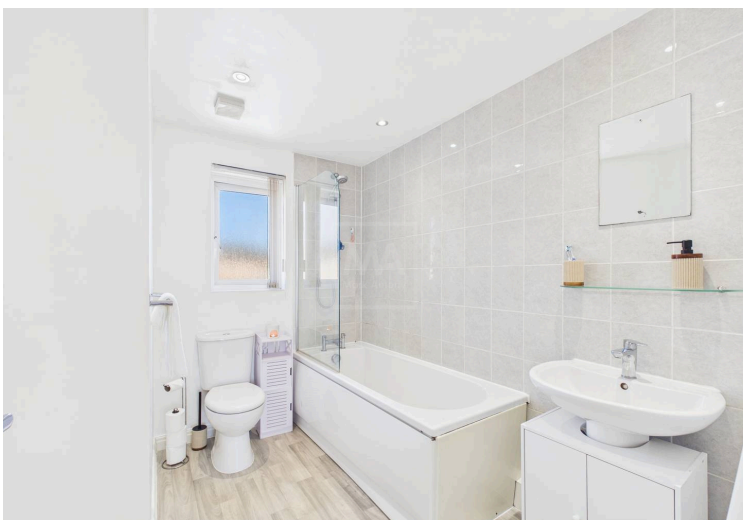
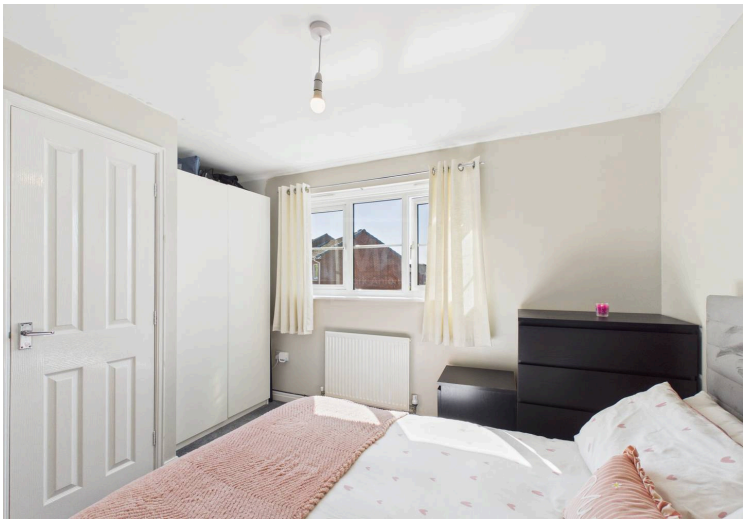
GENERAL INFORMATION

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C



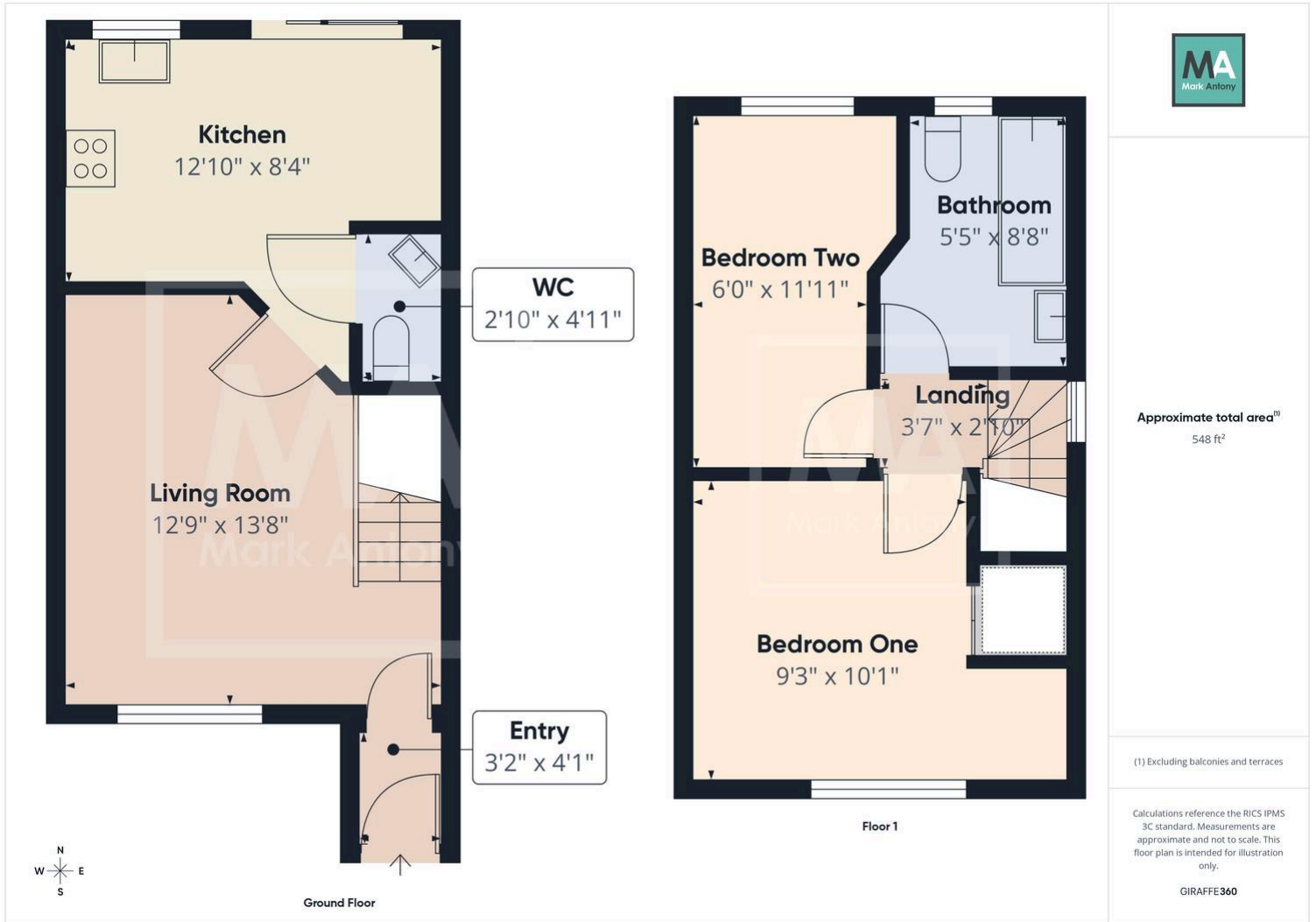




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VIEWING ARRANGEMENTS

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.



Note: These sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.



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