



## 24 Oakland Street, Warrington

£170,000 Leasehold

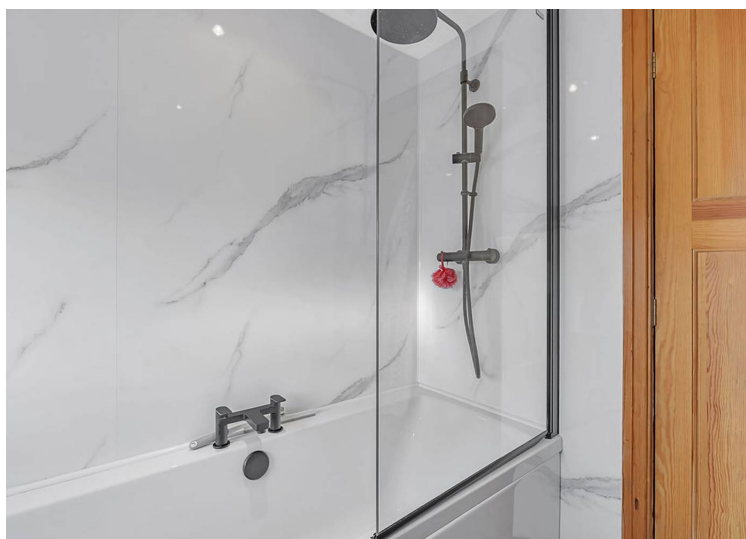
Stunning 2 bedroom home with cottage feel on popular Padgate street • Large lounge / dining area with feature fireplace • Separate kitchen with significant storage and worktop space • Being sold with no onward chain • Rear garden designed to be low maintenance with additional external storage • 2 double bedrooms • Recently modernised bathroom with matt black fittings • Feature window shutters fitted throughout





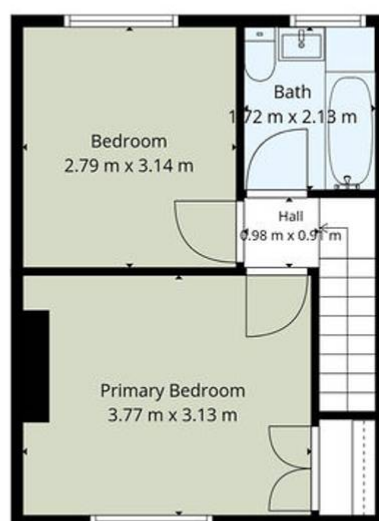
Welcome to this charming and beautifully presented two-bedroom home, perfectly situated on an ever-popular Padgate street and exuding a delightful cottage ambience that instantly makes you feel at home. Step inside to discover a spacious lounge and dining area, thoughtfully designed for both relaxation and entertaining, where a striking feature fireplace serves as the heart of the room, creating a warm and inviting atmosphere. The separate kitchen is a true highlight, boasting ample storage and generous worktop space, ideal for those who love to cook or entertain. Both bedrooms are well-proportioned doubles, providing comfortable retreats with plenty of space for furnishings, while the recently modernised bathroom showcases contemporary elegance with stylish matt black fittings, adding a touch of luxury to your daily routine. Throughout the home, feature window shutters offer both privacy and a sense of timeless sophistication, complementing the property's tasteful décor. The rear garden has been thoughtfully designed for low maintenance living and includes additional external storage, making it easy to enjoy the benefits of outdoor space without the upkeep. This property is being offered with no onward chain, presenting a rare opportunity for a swift and stress-free purchase. Padgate street is renowned for its welcoming community and convenient access to a wide range of amenities. Within a short stroll, you will find supermarkets, local shops, and a variety of dining options to suit every taste. Excellent transport links are close at hand, connecting you effortlessly to surrounding areas and making commuting a breeze. Families will appreciate the proximity to highly regarded schools, while essential services such as hospitals and parks are also within easy reach, ensuring all your day-to-day needs are met. Whether you are a first-time buyer, downsizer, or investor, this enchanting home offers the perfect blend of character, comfort, and convenience. Do not miss the chance to make this delightful property yours - enquire now to arrange your viewing and experience all that this exceptional home has to offer. The property is being sold on a leasehold basis, with details of ground rent and service charges available upon request.







1st Floor



2nd Floor

**TOTAL: 67 m2**

1st floor: 38 m2, 2nd floor: 29 m2

EXCLUDED AREAS: WALLS: 9 m2



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