



20 Anderson Close, Padgate

**Miller Metcalfe**  
*Every step of the way*

# 20 Anderson Close

## Padgate, Warrington

We are delighted to bring to the market this unique four-bedroom detached property, offering excellent potential and versatile living accommodation. Originally a three-bedroom detached home, the current vendors have thoughtfully extended the property to create a self-contained adjoining one-bedroom annex, complete with its own kitchen, lounge and bathroom. The annex provides an ideal solution for multi-generational living, whether accommodating parents who would like to remain close by while retaining their independence, or an older child looking for their own private space. Ideally situated in the popular Padgate area, the property is conveniently located for excellent motorway links, well-regarded schools and a wide range of local amenities. The main house briefly comprises an entrance hallway leading into a spacious lounge, which is open plan through an archway into the dining room, creating a great space for family living and entertaining. The fitted kitchen features a range of wall and base units, an electric oven and space for a fridge freezer and washing machine. Also located on the ground floor is a separate study, which could equally be utilised as a playroom, home office or additional reception space.

To the first floor are three generously sized double bedrooms, two of which benefit from fitted wardrobes. The family bathroom comprises a bath with shower over, wash hand basin, with a separate WC. Accessed via a doorway from the main lounge, a hallway leads through to the adjoining annex, which offers excellent flexibility and independence. The annex comprises a spacious second lounge and a separate fitted kitchen with wall and base units, electric oven, fridge freezer and space for a washing machine.

To the first floor is a generous double bedroom, together with a small additional room currently utilised as a walk-in wardrobe. This versatile space could also make an ideal home office, dressing room or study. The annex is completed by a family bathroom comprising a bath with shower over, WC and wash hand basin. Externally, the property benefits from a driveway providing off-road parking, along with an attached single garage to the front, offering excellent additional storage. To the rear is a private, enclosed garden, predominantly laid to lawn and providing a pleasant outdoor space for families, children and entertaining. This is a particularly versatile and unusual property, offering four bedrooms across the main house and annex, multiple reception spaces, two kitchens and two bathrooms, making it an excellent opportunity for families seeking adaptable accommodation. With its convenient Padgate location, generous living space and the added benefit of a self-contained annex, early viewing is highly recommended to fully appreciate the accommodation and potential this property has to offer.

Council Tax band: D

Tenure: Leasehold

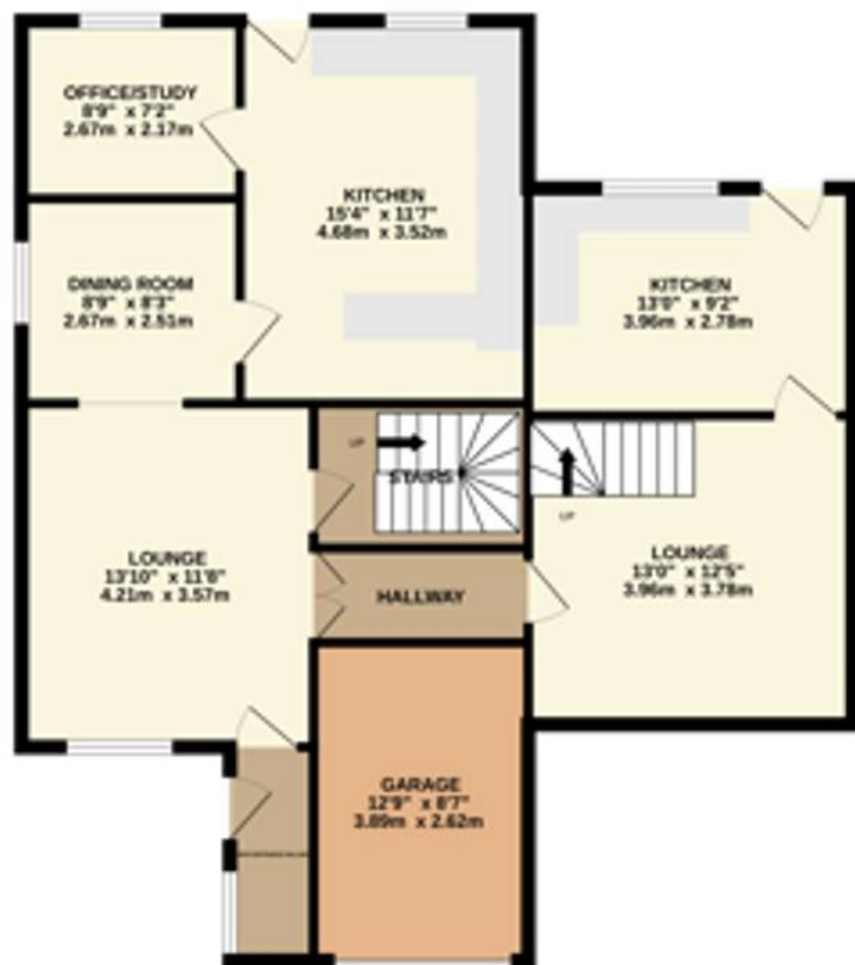




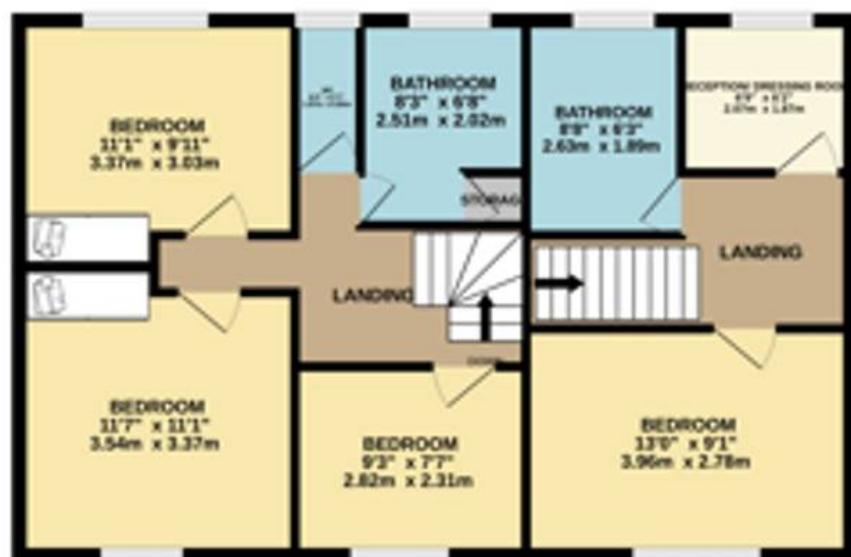




GROUND FLOOR  
975 sq.ft. (90.6 sq.m.) approx.



1ST FLOOR  
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA: 1692 sq.ft. (157.2 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.  
Made with floorplan 02026



## Miller Metcalfe - Culcheth

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