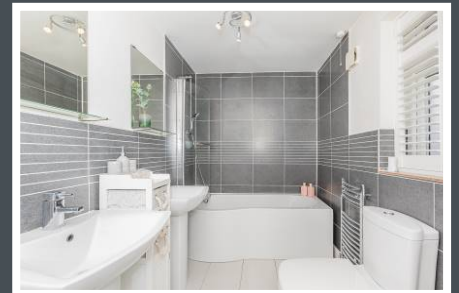




Aveley Close, Paddington Warrington, Cheshire



mark antony

SALES & LETTING AGENTS

HIGHLIGHTS

- Freehold
- Spacious Lounge / Diner
- Semi-Detached House
- Stylish Bathroom
- Three Bedrooms
- Integral Garage Access
- Modernised Interior
- Sought-After Location
- Integrated Kitchen Appliances
- Catchment for Kings Leadership Academy

DESCRIPTION

Presenting a fabulous and stylish semi-detached home in the sought-after location of Paddington and in the catchment area for Kings Leadership Academy. Comprising of three spacious bedrooms, modernised interior throughout and lounge / diner with conservatory, this property is not to be missed.

Access into this charming property is via a warm and welcome porch with wood panelling, leading into a light and airy hallway providing access into a modernised pale grey gloss kitchen with fully integrated appliances and self-cleaning oven, a large lounge / dining room and conservatory to the rear with white plantation shutters throughout the property. The garage can also be accessed internally via the porch. The first floor comprises of three great sized double bedrooms; each providing an abundance of space for wardrobes, as well as a recently modernised three-piece family bathroom with two sinks and wall mounted radiators.

GARDEN

This garden provides a great space for entertaining friends and family off the conservatory, with optimal lighting and minimal maintenance required. There is an artificial square in the middle of the garden and additional artificial grass to the side which is used as a seating area in the afternoon, as well as stones and bushes surrounding its borders. The garden can also be access from the front of the property via the side gates, where off-road parking for up to three cars can be accommodated.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Reception Room 5.80m x 3.20m
- Kitchen 2.10m x 3.60m
- Conservatory 4.40m x 1.90m
- Garage 2.60m x 5.10m

FIRST FLOOR

- Landing
- Bedroom One 3.30m x 3.30m
- Bedroom Two 2.45m x 4.20m
- Bedroom Three 2.45m x 2.70m
- Bathroom 3.30m x 1.75m

SERVICES

- Gas Central Heating
- Mains Connected: Gas, Electric
- Drainage: Mains
- Broadband Availability: Up to 67Mb (Via BT)

LOCATION

Nestled between Padgate and Woolston, Paddington benefits from excellent transport connections. Close to Padgate Train Station and a short drive from the M6 and M62, neighbouring cities can be easily reached. Bruche Primary School and St Oswald's Catholic Primary are located in Paddington as well as the University Academy Warrington which houses a recreation centre within its grounds. The area is also close to Woolston Community Hub where members can access a gym, Swimming pool and daily fitness classes. Residents have a range of amenities on the doorstep including a pharmacy, post office, grocery stores and a pub. Paddington also neighbours Woolston Park and Paddington Meadows which both offer an abundance of walking and cycling routes for the whole family.

DISTANCES

- Paddington Meadows 10 minute walk
- Kings Leadership Academy 12 minute walk
- Warrington Town Centre 3 miles
- Manchester Airport 16 miles via M56
- Manchester City Centre 20 miles via M56
- Liverpool City Centre 24 miles via M62

(Distances quoted are approximate)



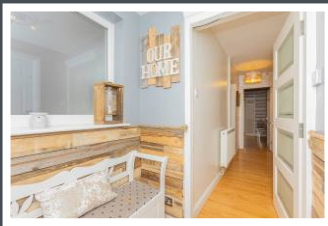
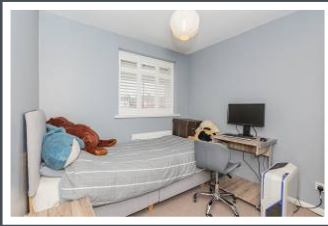
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: B
Tenure: Freehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.





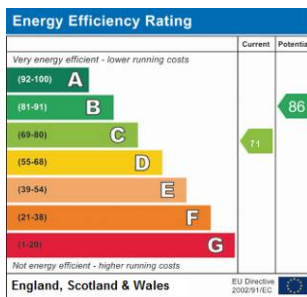
IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers that 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 drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property 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 representations of fact.



Main area: Approx. 80.4 sq. metres (865.0 sq. feet)
Plus garages: approx. 13.3 sq. metres (142.7 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



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