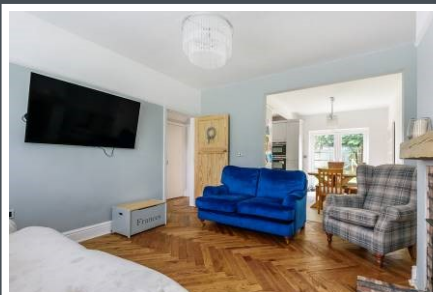




**LOVE**
YOUR NEXT
MOVE

Green Lane, Padgate Warrington, Cheshire



Mark Antony

SALES & LETTINGS AGENTS

HIGHLIGHTS

- Three Bedrooms
- Freehold
- Semi-Detached
- Extension Potential
- Large Plot
- Off-Road Parking
- Open Plan Living
- Close To Schools
- Modernised
- Motorway Links

DESCRIPTION

A modernised, semi-detached home located in the highly desirable area of Woolston. Boasting three bedrooms, open plan living, a stunning kitchen and an abundance of outdoor space. Perfectly positioned close to local schools and with the potential to extend, subject to planning, this property is the ideal family home.

Access into this property is via the welcoming hallway showcasing Parquet flooring. The living room is flooded with lots of natural light and benefits from a feature fireplace with a log burner. The open-plan dining room and the kitchen is located to the rear and offer a fabulous family space with a beautifully modern kitchen and integrated appliances. Downstairs, also benefits from ample storage cupboards and French doors opening into the garden.

Upstairs, there are two large double bedrooms, a third bedroom and a good-sized family bathroom.

GARDEN

Sitting on a large plot, this property celebrates an abundance of outdoor space with ample potential. To the rear, there is a generous-sized garden with a mixture of lawn and sandstone patio along with additional outdoor storage. To the front, there is off road parking for four vehicles and hedging for privacy.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Living Room 4.09m x 3.76m
- Kitchen/Dining Room 5.72m x 3.66m

FIRST FLOOR

- Landing
- Bedroom One 4.72m x 3.30m
- Bedroom Two 3.68m x 3.33m
- Bedroom Three 3.00m x 2.95m
- Bathroom 2.51m x 2.18m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 108Mb (Via Virgin)

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. Padgate is also home to a great selection of coffee shops, pubs and is just a short drive away from Birchwood Shopping Centre.

DISTANCES

- Padgate Train Station 3 minute walk
- Kings Leadership Academy 1 mile
- Warrington Town Centre 2 miles
- Manchester Airport 16 miles via M56
- Manchester City Centre 16 miles via M56
- Liverpool City Centre 20 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

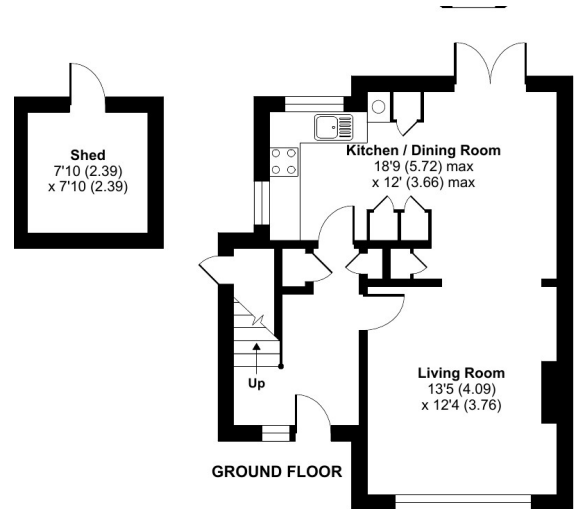
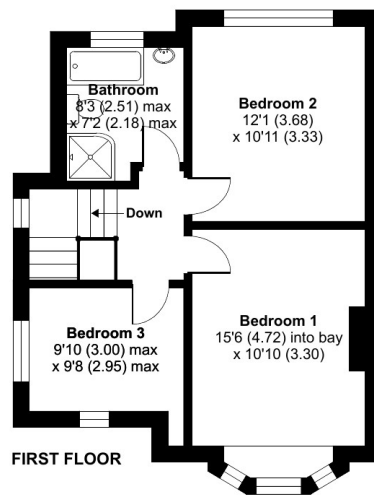
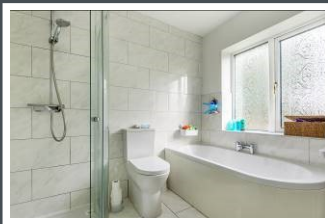
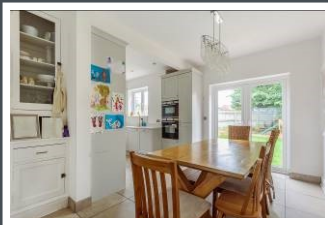
Council Tax Band: C

Tenure: Freehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

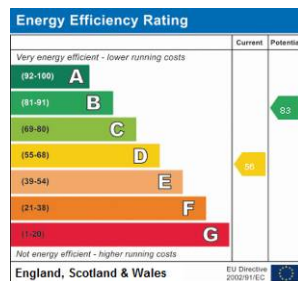
Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.





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.



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



Mark Antony

SALES & LETTINGS AGENTS

82 London Road, Stockton Heath, Warrington
Office@MarkAntonyEstates.com

www.MarkAntonyEstates.com

Tel: **01925 267070**