



Green Lane, Padgate Warrington

Semi Detached Home • Perfect for Growing Families • Three Bedrooms • Gorgeous Open Plan Living
• Beautiful Interior • Freehold Title • Generous Sized Garden • Fantastic Plot Size • Ample Driveway Parking



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SALES & LETTING AGENTS



INTERIOR

Entry into this exceptional home is through a welcoming hallway, tastefully decorated and setting the tone for the rest of the property. From here, you are led into a superb open-plan lounge, kitchen, dining, and family area that stretches the full length of the house. A previously removed wall allows the lounge to flow seamlessly into the rest of the downstairs space, creating a wonderful sense of openness.

The lounge boasts beautiful interiors, featuring a charming fireplace and a large window that floods the room with natural light. The contemporary kitchen is fitted with modern units, integrated appliances, and stylish skylights that enhance the brightness of the space. Patio doors open onto the garden, perfectly blending indoor and outdoor living.

Upstairs, there are three well-proportioned bedrooms, each offering a peaceful retreat. Bedroom one benefits from a beautiful bay window, adding character and charm. The family bathroom is finished with beautifully tiled flooring and a stylish modern walk-in shower.



GARDEN

The outside space is equally impressive, featuring a generously sized garden that is perfect for children to play or for relaxing outdoors during the warmer months. The garden offers plenty of potential for keen gardeners or those looking to create a bespoke outdoor living area. A spacious patio area sits just outside the patio doors, ideal for outdoor dining and entertaining, while a second beautifully paved area at the rear of the garden provides additional space for outdoor furniture. A well-maintained lawn is centred in the middle, creating a balanced and attractive layout. To the front, there is ample driveway parking for multiple vehicles, along with a private gate that provides additional potential parking to the side of the house.

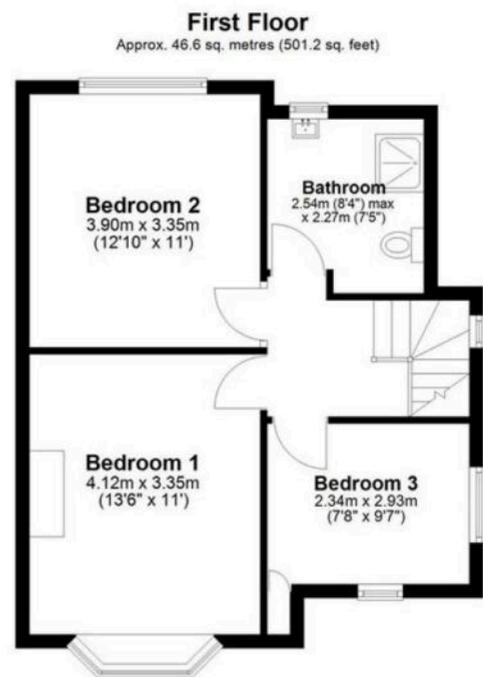
LOCATION

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: C
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: C





Total area: approx. 107.5 sq. metres (1156.9 sq. feet)

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.