



Princess Avenue, Padgate Warrington, Cheshire



mark antony

SALES & LETTING AGENTS

HIGHLIGHTS

- ❑ Sought After Location
- ❑ Outstanding Local Schools
- ❑ Recently Refurbished
- ❑ Beautifully Presented
- ❑ Stylish Kitchen
- ❑ Spacious Lounge
- ❑ Two Double Bedrooms
- ❑ Converted Loft Space
- ❑ Driveway Parking
- ❑ Generous Garden

DESCRIPTION

A beautiful and recently refurbished property in the highly sought after location of Padgate. On the doorstep of some outstanding local schools and presented to a very high standard, this is a fantastic property in a wonderful position. With two double bedrooms and the added bonus of a converted loft space, this is a very versatile family home.

Access into this stunning home is via a welcoming hallway leading to a spacious lounge and a stylish kitchen/diner with doors leading out into the utility room. To the first floor there are two generous double bedrooms and a modern family bathroom. The loft has been converted to create a very useable and functional space for a family.

GARDENS

To the rear of the property there is a lovely private garden which is mainly laid to lawn and has a fantastic patio area, perfect for alfresco dining. To the front of the property there is driveway parking.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 3.8m x 3.5m
- Dining Kitchen 5.6m x 3.0m
- Utility Room 3.6m x 1.6m

FIRST FLOOR

- Landing
- Bedroom One 4.2m x 3.1m
- Bedroom Two 4.2m x 2.6m
- Bathroom 2.3m x 1.7m

LOFT SPACE

- Loft Room One 3.0m x 2.5m
- Loft Room Two 4.0m x 3.0m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 362Mb (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 10 minute walk
- Warrington Town Centre 3 miles
- Manchester Airport 16 miles via M56
- Manchester City Centre 16 miles via M56
- Liverpool City Centre 20 miles via M62
- Chester City Centre 24 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

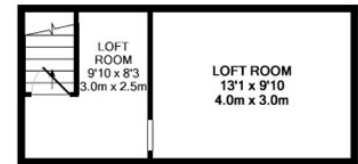
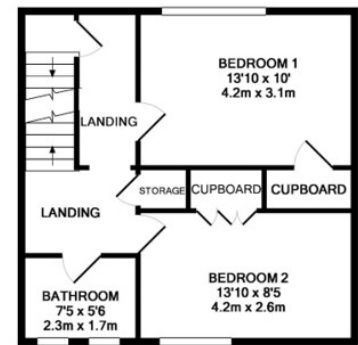
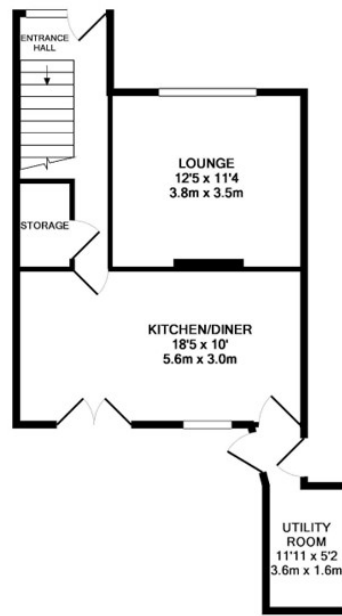
Council Tax Band: B

Tenure: Freehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

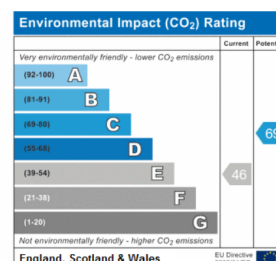
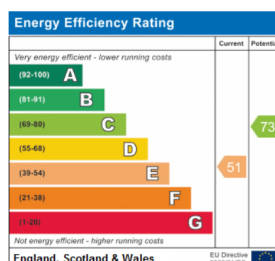
Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.





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.



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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