# Padgate



## Location

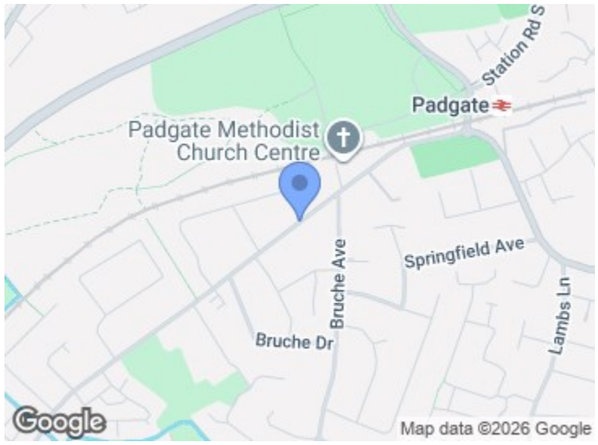
Situated north of Warrington, Padgate is a popular area with an excellent range of amenities and transport connections. Home to a tennis club, football club, community centre and University campus, residents benefit from a great range of facilities. Padgate train station connects the suburb with neighbouring 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.

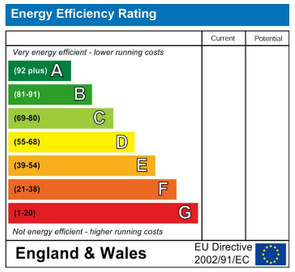


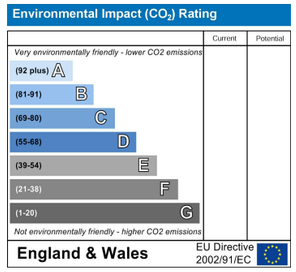




Total area: approx. 75.9 sq. metres (816.8 sq. feet)




EXTENDED & OPEN PLAN ACCOMMODATION I LANDSCAPED GARDENS I NO CHAIN I POPULAR LOCATION I OPPORTUNITY FOR MODERNISATION I OFF-ROAD PARKING I PVC DOUBLE GLAZING & GAS CENTRAL HEATING This charming three bedroom semi-detached home boasts a single storey rear extension and open plan layout to the ground floor. Comprising entrance hallway with convenient under-stairs storage, lounge with bay window, through dining / kitchen with patio doors opening onto the landscaped rear garden. The first floor presents three bedrooms and family bathroom. Driveway parking to the front, with manicured and established gardens to the rear.

**£235,000**

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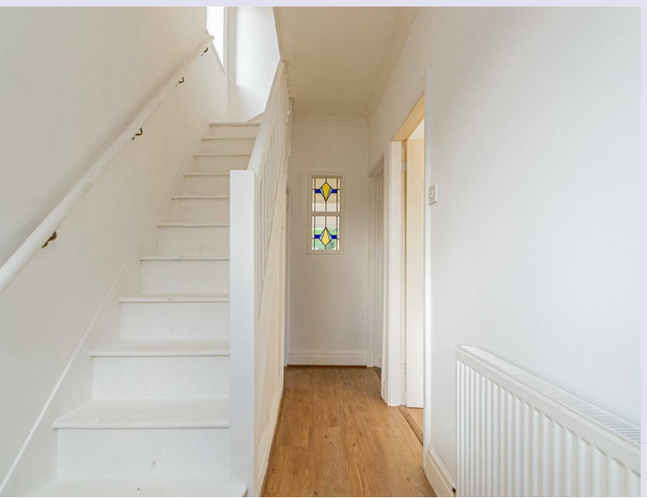
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# Padgate

## Padgate Lane







**Accommodation**
Traditional semi-detached home benefitting from a single storey extension, with ample off road parking, landscaped rear gardens and potential for improvement.

**Entrance Hallway**
5'2" x 12'9" (1.6m x 3.9m)
PVC front door with stained glass and frosted PVC window adjacent, with engineered flooring, central heating radiator, PVC window to the side elevation, ceiling light and access to under stairs storage. The under stairs storage includes continued engineered flooring and frosted PVC window to the side elevation.

**Lounge**
11'6" x 11'8" (3.52m x 3.58m)
Continued engineered flooring, feature chimney breast, PVC double glazed bay window to the front elevation, ceiling coving, ceiling light and central heating radiator.

**Dining Kitchen**
18'0" x 12'5" (5.5m x 3.8)
Open plan arrangement with tiled flooring, ceiling coving, ceiling light, ceiling rose and ceiling light. Patio doors with adjacent glass panels open onto the rear garden.
The kitchen is fitted with a range of matching eye- and base-level units, stainless steel sink with hot & cold taps and a wall-mounted 'Glow-worm' Betacom 24 Combi boiler. Space is provided for a washing machine and a dishwasher. The kitchen further includes a central heating radiator, PVC window to the rear elevation, and PVC frosted panelled door opening to the side elevation.

**First Floor**

**Landing**
6'6" 6'2" (2m 1.9m)
Engineered flooring, ceiling light, PVC window to the side elevation and loft access.





**Bedroom One**
11'5" x 10'9" (3.5m x 3.3m)
Engineered flooring, ceiling light, PVC Bay window to the front elevation, central heating radiator and recessed chimney breast,

**Bedroom Two**
10'9" (max) x 10'2" (3.3m (max) x 3.1m)
Laminate flooring, spotlighting, PVC double glazed window to the rear elevation and television point.

**Bedroom Three**
6'6" x 6'0" (2m x 1.85m)
PVC double glazed window to the front elevation, ceiling coving, television point, central heating radiator and convenient shelving.

**Family Bathroom**
6'10" x 5'2" (2.1m x 1.6m)
Fitted with a panelled bath with traditional-style hot and cold taps, plumbing for wall mounted shower, sink unit with a hand wash basin and chrome mixer tap, storage and a low-level WC. Central heating radiator and a PVC frosted window to the rear elevation.

**Outside**
Rear Elevation & Garden
The rear garden features a mix of established shrubbery and hardstanding areas.
Featuring a block-paved pathway with flagged area in the main, enclosed by fence-lined borders with box hedging and established shrubbery.

**Tenure**
Leasehold / 999 Year Lease from 1936 with a peppercorn annual ground rent.

**Council Tax**
Tax Band 'B' £1,869.03 as per 2026/27

**Local Authority**
Warrington Borough Council

**Services**
No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

**Postcode**
WA1 3DS

**Possesion**
Vacant possession upon completion. No onwards chain.

**Viewing**
Strictly by prior appointment with Cowdel Clarke Estate and Letting Agents on 01925 600200 or property@cowdelclarke.com