

# 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

WALKING DISTANCE to the Centre of Padgate | IMPROVED & EXTENDED 1930s Semi | Super OPEN-PLAN Dining Kitchen with CENTRE ISLAND & APPLIANCES | LANDSCAPED Rear Garden. This charming property comprises an entrance vestibule, bay fronted lounge, light and airy dining kitchen with 'French' doors, two bedrooms and a white bathroom suite. Generous gardens and off road parking.

# Padgate Eric Avenue



Set within walking distance of the centre of Padgate, this 1930s period style semi-detached property has enjoyed significant improvements over recent years including a ground floor extension resulting in a fine open plan dining kitchen complete with a range of high gloss units, centre island, integrated appliances and 'French' doors opening onto the garden, landscaping of the rear garden with low maintenance the overriding theme and cosmetic improvements.

Certain to be of interest, this charming semi-detached comprises an entrance vestibule accessed through a contemporary composite front door, elegant lounge with a recessed chimney breast and bay window, super large dining kitchen, two bedrooms and a white bathroom suite. Excellent outdoor space and off road parking.

## Accommodation

### Ground Floor

#### Entrance Vestibule

3'6" x 3'4" (1.07m x 1.02m)

Accessed through a 'Composite' double glazed front door with wood effect laminate flooring, staircase to the first floor, PVC frosted double glazed window to the front elevation providing extra light and a central heating radiator.

#### Lounge

14'9" x 11'9" (4.51m x 3.60m)

Featuring a decorative recessed chimney breast, continuation of the wood effect laminate flooring, PVC double glazed bay window overlooking the front and a central heating radiator.

#### Dining Kitchen

15'11" x 14'6" (4.86m x 4.42m)

A super bright and airy extended room with a range of matching base, drawer and eye level units finished in a high gloss white complete with a matching centre island which includes a one and a half bowl sunken sink unit with mixer tap set in a 'Quartz' work surface, further cupboard storage, dishwasher and space for a washing machine below. In addition, there are further integrated appliances including a five gas hob, oven and grill, fridge/freezer and dryer. Wall mounted 'Navian' gas boiler encased in a full height storage cupboard, inset lighting, tiled flooring, PVC double glazed 'French' doors opening out onto the garden with matching adjacent panels and an understairs cupboard housing the meters and consumer unit.



#### Bathroom

6'9" x 5'10" (2.06m x 1.78m)

White modern three piece suite including a panelled bath with a thermostatic shower above and both retractable and rain-shower heads complete with screen, pedestal wash hand basin and a low level WC. Tiled walls complemented by tile effect laminate flooring, inset lighting, chrome ladder heated towel rail, PVC frosted double glazed window with a rear aspect and an extractor fan.



#### Outside

The fenced generous rear garden has low maintenance central to its theme with a large flagged space ideal for the hardstanding of garden furniture. In addition, there is a lawned area, storage shed, firepit, cold water tap and lighting. The side offers further low maintenance space and lighting whilst the front features a flagged driveway set adjacent to a gravelled garden.

#### Tenure

Leasehold dated 18th November 1933 with a Term of 990 Years from 29th September 1932 with an annual Ground Rent of £3.25.

#### Council Tax

Band 'B' - £1,905.82 (2026/2027)

#### 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

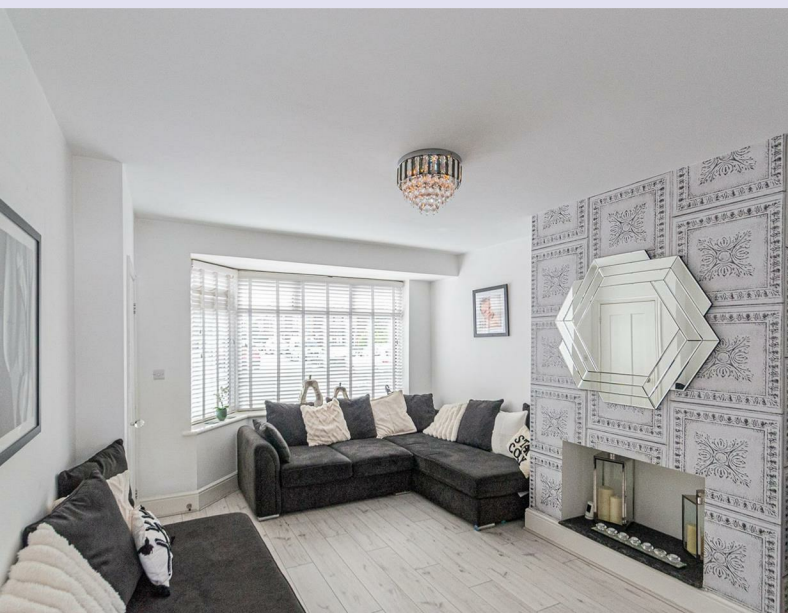
WA1 3DQ

#### Possession

Vacant Possession upon Completion.

#### Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.



### First Floor

#### Landing

5'8" x 2'5" (1.73m x 0.76m)

PVC frosted double glazed window to the side elevation and access to the loft.

#### Bedroom One

14'11" x 11'8" (4.57m x 3.56m)

Two PVC double glazed windows overlooking the front and a central heating radiator.

#### Bedroom Two

8'9" x 7'9" (2.68m x 2.38m)

Wood effect laminate flooring, PVC double glazed window overlooking the rear and a central heating radiator.