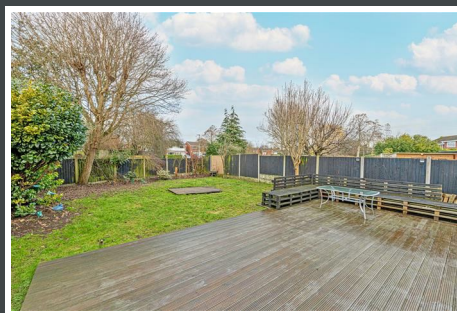
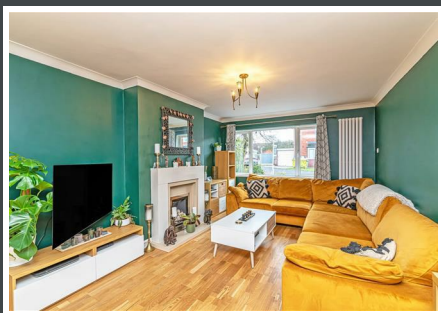




Freshfields Drive, Padgate Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Four Double Bedrooms
- Spacious Lounge
- Great Transport Links
- Freehold
- Modern Bathroom
- Sought After Location
- Family Home
- Quiet Cul de Sac
- Integral Garage
- Large Garden

DESCRIPTION

A spacious, well presented detached home situated in a desirable location of Padgate. Boasting four, double bedrooms, a large garden, and a spacious lounge and has the added benefit of an integral garage. With fantastic transport links and schools nearby, this home is perfect for the growing family.

Access into this fabulous home is via a hallway leading through to all areas of the ground floor. The large, spacious lounge celebrates patio doors and a large window allowing the natural light to enter through and offers access to the garden. Following the natural flow of this house the kitchen and separate dining room are set to the back of the property and offer the potential to make this space open plan. Downstairs also benefits from a WC and boasts an integrated garage, perfect for storage.

To the first floor, you are presented with four, double bedrooms and three piece family bathroom. Bedroom one boasts integrated wardrobes.

The property is currently listed as leasehold but the current vendor is looking to purchase the freehold.

GARDEN

Sitting on an enviable plot, this garden offers privacy and is not overlooked. Mainly laid to lawn with a large decked area, this garden is the perfect space to entertain family and friends, in the warm summer months ahead. To the front, there is a spacious driveway suitable for multiple cars.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 7.11m x 3.27m Lounge
- 2.65m x 3.64m Kitchen
- 2.72m x 3.64m Dining Room
- 0.58m x 0.89m WC
- 5.31m x 2.75m Garage

FIRST FLOOR

- Landing
- 3.80m x 3.49m Bedroom One
- 3.21m x 3.49m Bedroom Two
- 3.01m x 4.41m Bedroom Three
- 4.00m x 2.75m Bedroom Four
- 1.72m x 2.51m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 132Mb (Via Virgin)

LOCATION - PADGATE

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.

6. DISTANCES

- Woolston Park 10 minute walk
 - Birchwood Shopping Centre 1 mile walk
 - Warrington Town Centre 4 miles
 - Manchester Airport 16 miles via M56
 - Manchester City Centre 17 miles via M62
 - Liverpool City Centre 23 miles via M62
 - Chester City Centre 28 miles via M56
- (Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

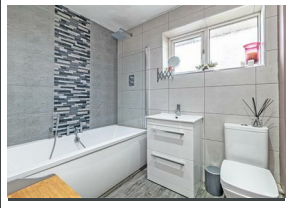
Council Band: D

Tenure: Freehold

Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.





IMPORTANT NOTICE

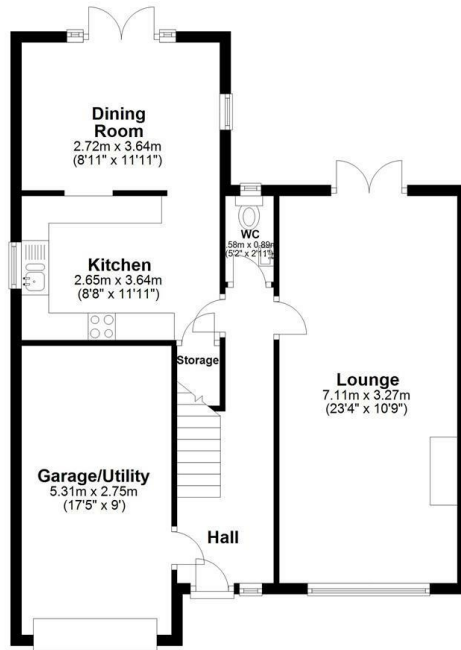
Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration 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.



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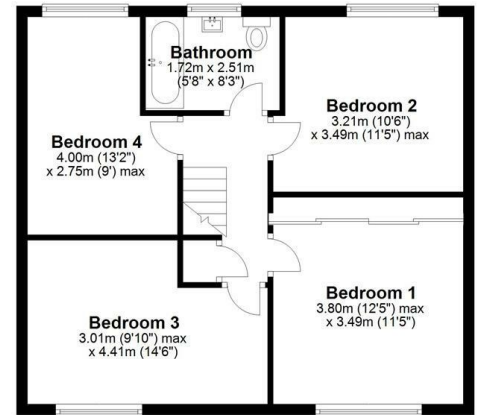
Ground Floor

Approx. 69.8 sq. metres (750.9 sq. feet)



First Floor

Approx. 56.9 sq. metres (612.2 sq. feet)



Total area: approx. 126.6 sq. metres (1363.1 sq. feet)



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	

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please call 01925 267070 to arrange a viewing.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs

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