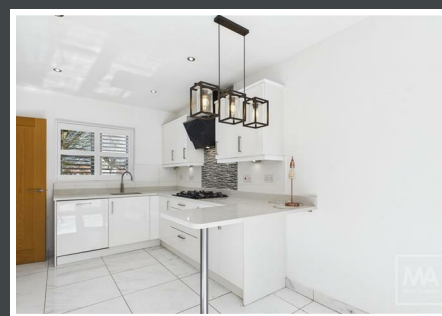
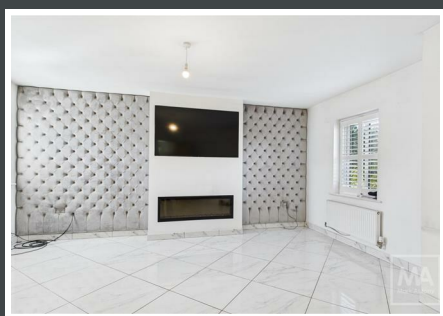




# Sergeant Drive, Paddington Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Semi-Detached Home
- Family Neighbourhood
- Modern Decor
- Close To Schools
- Close To Amenities
- Sought-After Location
- Ample Storage Space
- No Onward Chain
- Newly Rennovated
- Great Transportation Links

## INTERIOR

Now available to view, we proudly present this stunning three bedroom semi-detached home in Paddington that offers modern living with sleek interiors and an open-plan design throughout. A spacious lounge is situated to the front of the home and seamlessly connects to a modern kitchen/diner which is ideal for entertaining family and friends. Completing the ground floor is a separate utility area and access to the garden, offering perfect ambiance of indoor and outdoor living. As you enter the garden, you will find a stunning outbuilding with floor-to-ceiling glass windows, flooding the space with natural light. This is the ideal as a home office or study, it offers a bright, modern, and tranquil workspace.

To the first floor you are presented with three spacious bedrooms and a modern, family bathroom fully quipped for your needs. The master bedroom offers an En-suite bathroom featuring a stand alone bath. Bedrooms One and Two boast fitted wardrobes, offering a stylish walk-in wardrobe feel while maximizing storage and space efficiency.

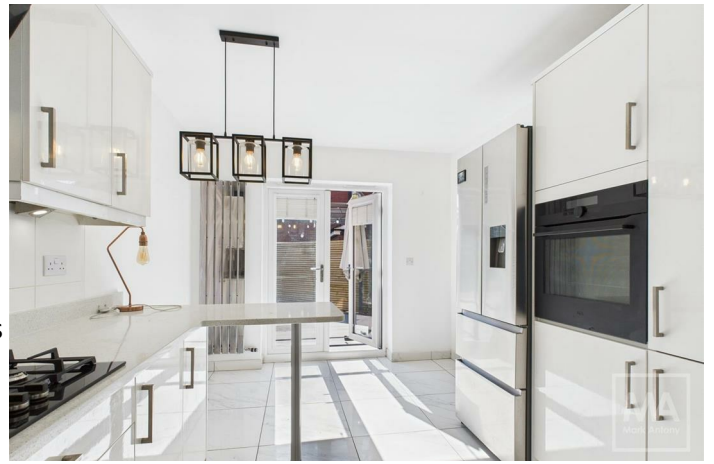
This stunning home is modern throughout and move-in ready—don't miss out on this incredible opportunity!

## GARDEN

To the rear of the property you will find a stylish garden features full decking for a sleek, low-maintenance look. A canopy area offers shaded seating, perfect for relaxing or dining. To the front of the property is driveway parking available for multiple cars.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (Via BT)



## LOCATION

Paddington benefits from excellent transport connections being close to Padgate Train Station and a short drive from the M6 and M62. Bruche Primary School and St Oswald's Catholic Primary are located in Paddington as well as the University Academy Warrington which houses a recreation centre within its grounds. The area is also close to Woolston Community Hub where members can access the gym and swimming pool. Residents have a range of amenities on the doorstep including a pharmacy, post office, grocery stores and a pub. Paddington also neighbours Woolston Park and Paddington Meadows which both offer an abundance of walking and cycling routes.

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** C

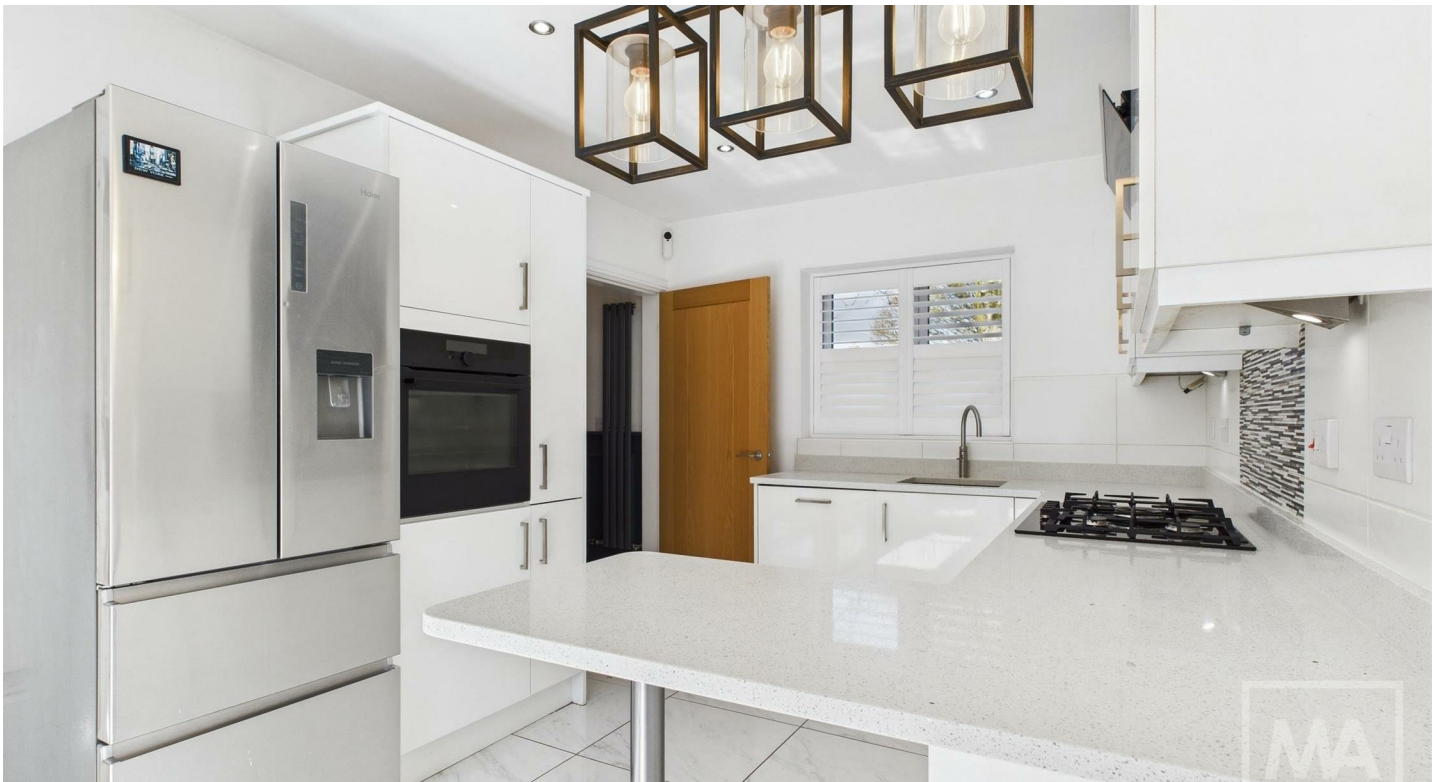
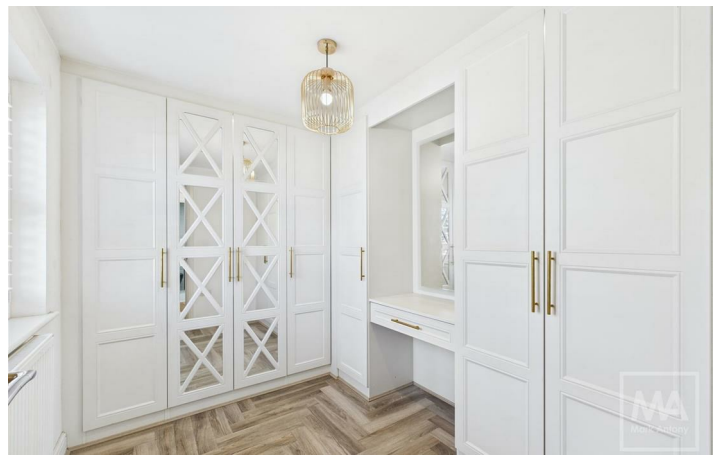
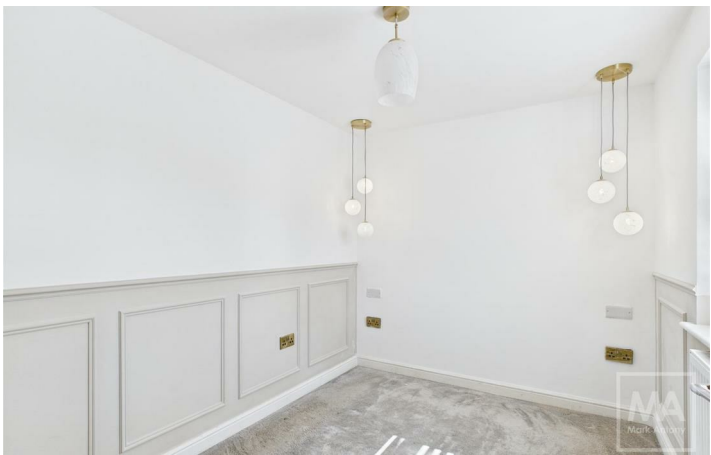
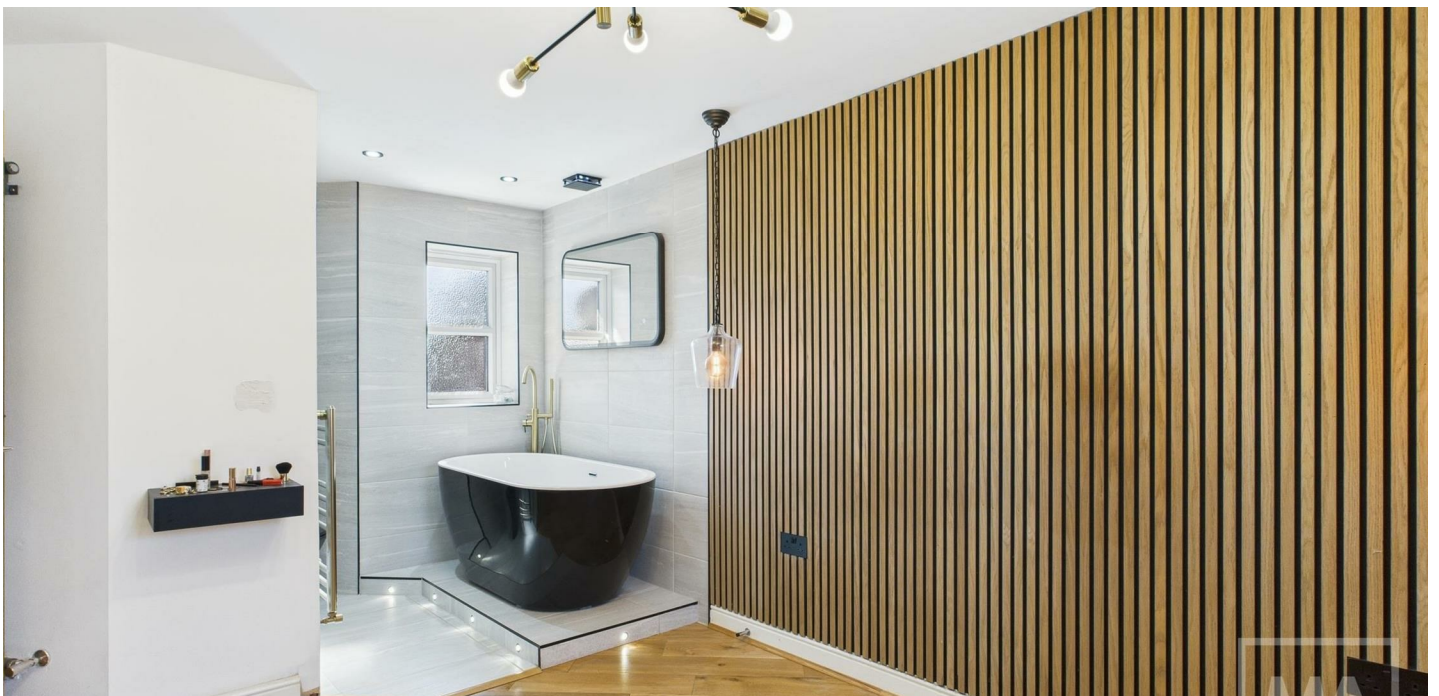
**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

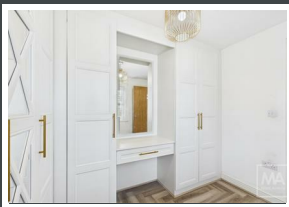
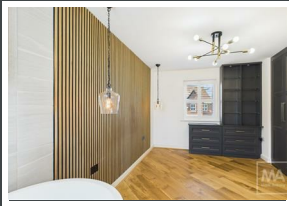
### Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.





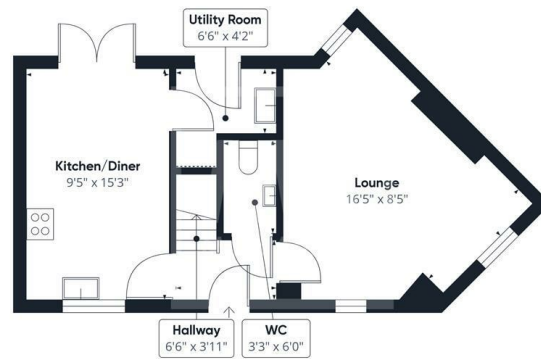


## IMPORTANT NOTICE

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 Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>1</sup>  
1821.81 ft<sup>2</sup>

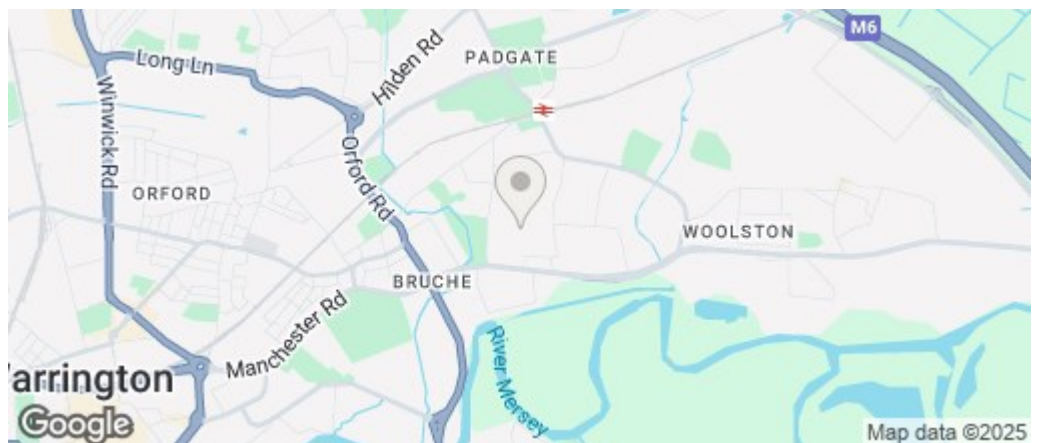
Reduced headroom  
0.67 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



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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