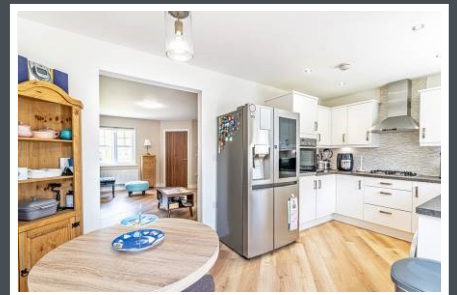




Commissioner Square, Paddington Warrington, Cheshire



Mark Antony
SALES & LETTINGS AGENTS

HIGHLIGHTS

- No Chain
- Three Bedrooms
- Modern Kitchen
- Stylish Lounge
- Garage
- Semi Detached
- Private Garden
- Family Home
- Driveway
- Close to Town Centre

DESCRIPTION

With no chain, we offer a beautifully presented family home situated within the sought-after location of Paddington. Celebrating three bedrooms, a spacious lounge as well as a modern kitchen diner boasting French doors. This home is perfect for growing families.

Access into this home is via a welcoming hallway. From here you enter the homely lounge, with an arch way leading you to the open plan kitchen diner. The kitchen boasts modern worktops and newly fitted stylish wooden flooring. The dining area has French doors out to the sizeable private garden. Downstairs also benefits from a WC. To the first floor you are presented with three great sized bedrooms. Bedroom one benefits from an en-suite. There is also a modern family bathroom.

GARDEN

This home celebrates a private rear garden is mainly laid to lawn with a small patio area. The garden can be accessed through the French doors, making this an idea space for hosting family and friends. To the front of the property is a driveway suitable for multiple cars and has the added benefit of a garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 4.78m x 4.79m
- Dining Kitchen 2.77m x 4.79m
- WC 1.88m x 0.82m

FIRST FLOOR

- Landing
- Bedroom One 3.39m x 2.73m
- En-suite 1.19m x 2.73m
- Bedroom Two 2.96m x 2.86m
- Bedroom Three 3.40m x 2.23m
- Bathroom 1.85m x 1.96m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 67Mb (Via BT)

LOCATION

Nestled between Padgate and Woolston, Paddington benefits from excellent transport connections. Close to Padgate Train Station and a short drive from the M6 and M62, neighbouring cities can be easily reached. 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 a gym, Swimming pool and daily fitness classes. 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 for the whole family.

DISTANCES

- | | |
|--------------------------|------------------|
| • Bruche Park | 10 minute walk |
| • Padgate Train Station | 15 minute walk |
| • Warrington Town Centre | 2 miles |
| • Manchester Airport | 16 miles via M56 |
| • Manchester City Centre | 17 miles via M56 |
| • Liverpool City Centre | 24 miles via M62 |



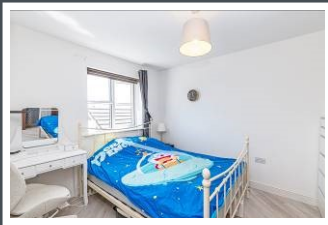
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: C
Ground Rent: £300pa
Lease Remaining: 911 Years
Tenure: Leasehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

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

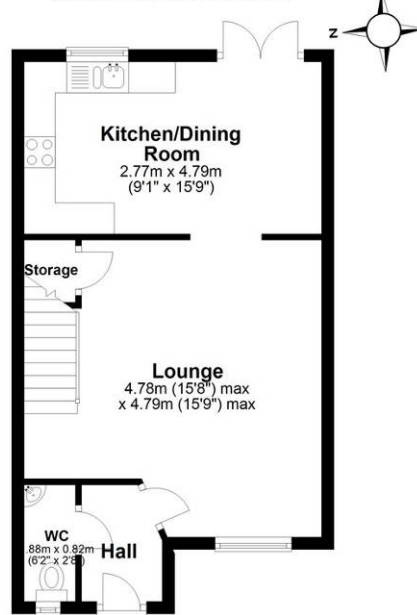




IMPORTANT NOTICE:

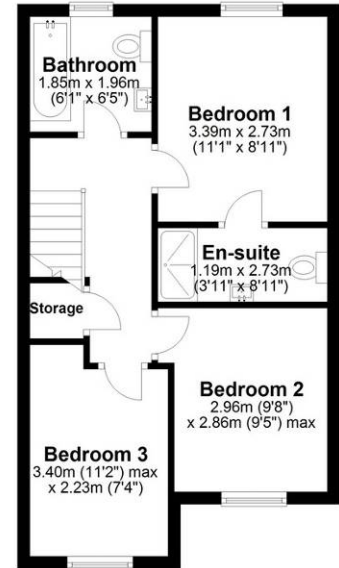
Mark Antony Estates wishes to inform all prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration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

Approx. 39.0 sq. metres (419.3 sq. feet)

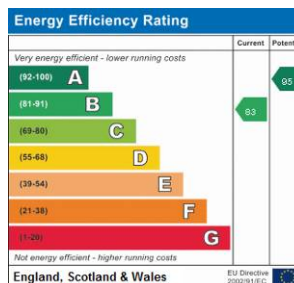


First Floor

Approx. 39.3 sq. metres (422.7 sq. feet)



Total area: approx. 78.2 sq. metres (842.0 sq. feet)



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



Mark Antony

SALES & LETTINGS AGENTS

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