



Beechwood Avenue, Padgate

Warrington, Cheshire

Open Plan Living • Excellent Location • Immaculate Condition • Generous Outdoor Space • Three Bedrooms • Contemporary Bathroom • Close To Local Amenities • Excellent Transport Links • Move In Ready • Integrated Appliances



Mark Antony
SALES & LETTING AGENTS



INTERIOR

The property is entered via a bright and airy hallway, enhanced by high ceilings and beautiful tiled flooring, which flows seamlessly through to the welcoming lounge. Filled with an abundance of natural light from the impressive bay window, the lounge also features a statement wall that creates an attractive focal point.

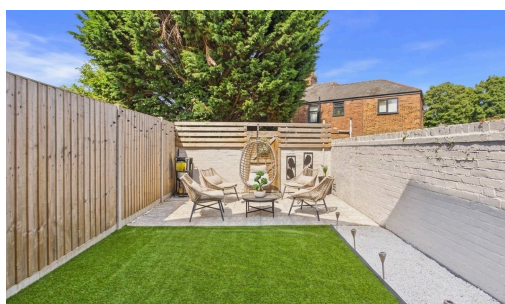
The adjoining dining area provides the perfect setting for both relaxed family meals and effortless entertaining, leading through to the stylish open-plan kitchen/breakfast room. The kitchen is fitted with sleek cabinetry, providing ample storage and generous worktop space, alongside a range of integrated appliances. Skylights above the breakfast bar flood the space with natural light, while French doors open directly onto the garden, creating a wonderful connection between the indoor and outdoor living spaces. The ground floor is beautifully finished with herringbone flooring throughout, adding warmth and a touch of sophistication.



Upstairs, the property continues to impress with three well-proportioned bedrooms, all served by a contemporary three-piece family bathroom suite.

EXTERIOR

The property benefits from a generously sized, low-maintenance rear garden, thoughtfully designed for both relaxation and entertaining. A paved patio provides an ideal seating area, complemented by a neat artificial lawn for easy upkeep. The garden is enclosed by timber fencing and painted brick walls, creating a private and secluded feel. A gravelled border adds further interest, while the established trees beyond provide a leafy backdrop. Overall, it offers a stylish and practical outdoor space, perfect for summer entertaining or relaxing in the sunshine.



This property is in a district which is located just a stone's throw from Warrington Town Centre. Its convenient location makes it a popular area, especially for those who work in the centre of town. The area is home to a range of properties from apartments to larger homes for family living. Residents benefit from the great amenities the town centre has to offer including high street stores, restaurants and bars. The property is ideally placed for a range of schools and great transport connections. Warrington Bank Quay and Central train stations are both within walking distance and the M62 is under 3 miles away.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





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VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to
arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

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



Note: 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 to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us 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 representation of fact.



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