



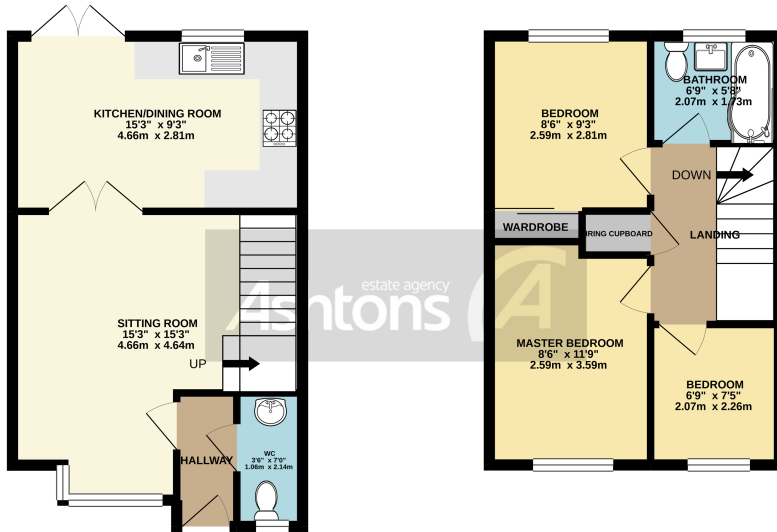
Blenheim Close, Padgate, Warrington. WA2 0GT. £190,000

Modern Semi Detached Home | Popular & Convenient Location | Three Bedrooms | Downstairs
Cloakroom | Landscaped Rear Gardens | Driveway Parking |



GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.

1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.2 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plans for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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An excellent example of a modern three bedroom semi-detached family home located within a desirable residential area of Warrington. The property is well situated for nearby schools, amenities, Warrington Town Centre and transport links of M6/M62 and Padgate Train Station. Arranged over two floors the accommodation briefly comprises; welcoming entrance hall accessed via a newly fitted composite door, ground floor W.C, spacious lounge with stair access, modern fitted kitchen with dining area and french doors allowing access to the attractive rear garden. To the first floor there are three evenly proportioned bedrooms, landing and contemporary bathroom. Externally there is driveway parking for multiple cars and a wonderful landscaped rear garden with well stocked borders complete with Indian sandstone patio boasting a south facing aspect.



Contact your local office to arrange a viewing:

- Padgate: 01925 479334
- Great Sankey: 01925 454300
- Winwick: 01925 232146
- Stockton Heath: 01925 453400
- St.Helens: 01744 754120
- Wigan: 01942 498862
- Culcheth: 01925 764744
- Ashton-In-Makerfield: 01942 364446
- Newton-Le-Willows: 01925 907770
- Commercial Office: 01925 907709
- Lettings Head Office: 01925 873533
- Financial Services: 01925 221234

Viewing Arrangements
Viewing is strictly by appointment only through Ashtons Estate Agency.

Disclaimer Property Details
These particulars, whilst being believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
89	89	81	81
77	77	79	79

Not energy efficient - higher running costs
EU Directive 2002/91/EC
England, Wales & N.Ireland

How much you can borrow?
Speak to a mortgage expert in your local office.

Ashtons Financial Services