



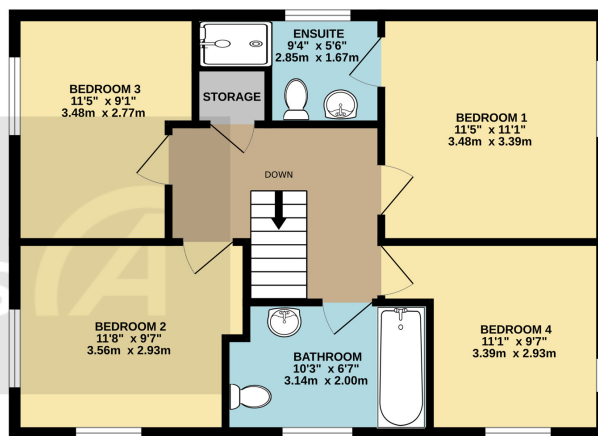
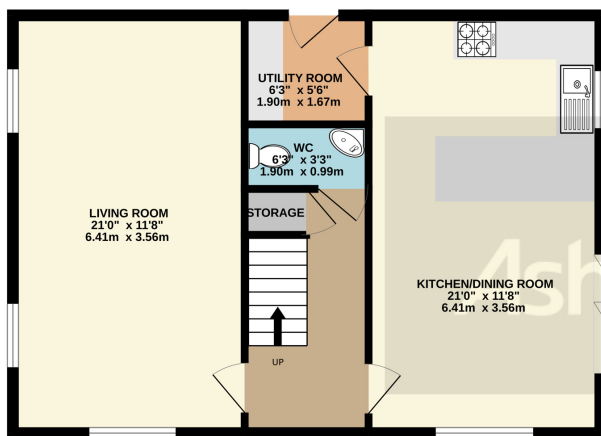
Constable Square, Paddington, Warrington. Offers in Excess of £400,000

Spacious four bedroom family home | Kings Academy catchment area | Off road parking and detached garage | Private gardens to rear | Ideally positioned and not overlooked | Popular Sandford Village development | Council Tax Band E |



GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.

1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA: 1244 sq.ft. (115.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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A fantastic example of a contemporary four bedroom detached residence offering spacious and modern family accommodation - located in a popular and well established residential development of Paddington. Within walking distance of Bruche Park and well positioned for nearby schools, local amenities, motorway links of M6/M62 and Warrington Town Centre/Bank Quay train stations with direct links to Manchester and Liverpool. The property boasts a stylish modern interior and briefly comprises; welcoming entrance hall, lounge with window overlooking the pleasant front aspect, dining room, breakfast kitchen fitted with a range of units and integrated appliances - french doors leading to the rear garden; downstairs cloakroom and utility room completes the ground floor layout. To the first floor can be found; landing area, bathroom with four piece suite and four sizeable bedrooms. The master benefitting from an abundance of fitted wardrobes and en-suite facilities. Externally there is off road parking, leading to the garage and enclosed rear garden with artificial lawn area and recently paved patio enjoying a sunny aspect. Council Tax Band E



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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