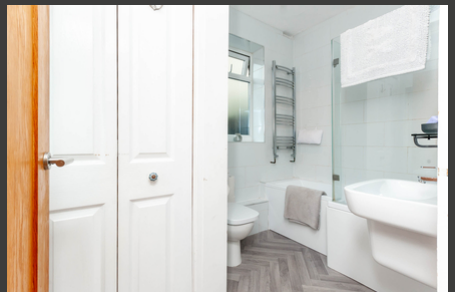


# Church Drive, Padgate, Warrington, £225,000

Offers in Excess of



An excellent example of a charming THREE bedroom family home situated in an extremely desirable area within catchment of Kings Academy and close to nearby amenities, Warrington Town Centre, transport links of M6/M62 and within walking distance of Padgate Train Station. The property is tucked away in a quiet location and the spacious accommodation briefly comprises; entrance hall, lounge with feature log burning stove, oak flooring an attractive bay to the front aspect, kitchen dining room fitted with an abundance of wall and base units and integrated appliances - french doors allow access to the south facing rear garden. A contemporary downstairs bathroom with three piece suite and built in storage housing the boiler completes the ground floor layout. To the first floor can be found lading area with picture window and the three sizeable

