



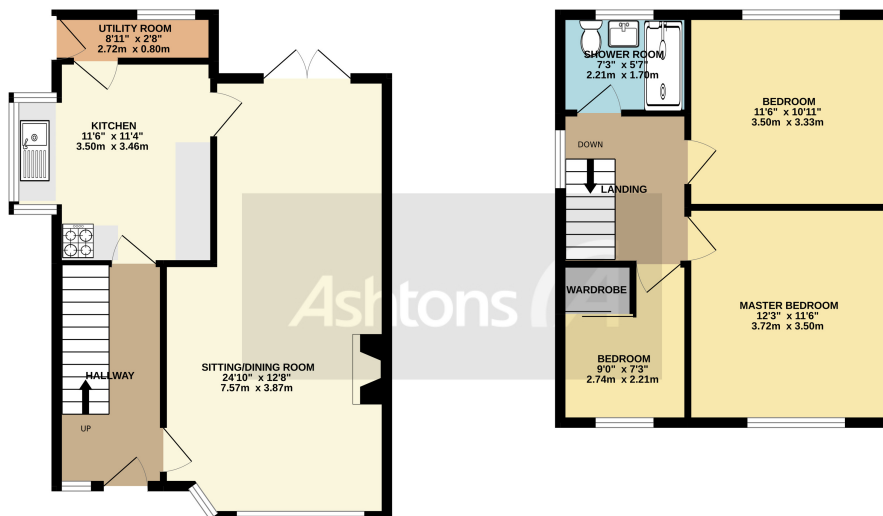
Elizabeth Drive, Padgate, Warrington. Offers in Region of £250,000

Ideally located on a quiet residential street | Three bed semi detached family home | South facing large garden | Kings Academy catchment area | Council Tax Band: C Annual Price: £1,750.33 |



GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.

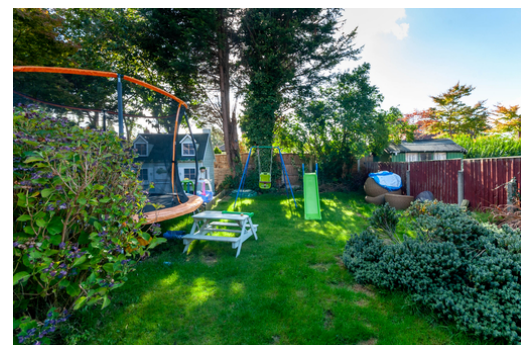
1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 926 sq.ft. (86.0 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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Located on this much sought after area just off Green Lane in Padgate, the property is ideal for the regular commuter with Padgate train station within a gentle stroll and access to the motorway networks is close by. There is also excellent schooling close by, falling in the Kings Academy catchment area and a great range of amenities. Sat on a lovely plot with one of the larger gardens on the row. This family home briefly comprises: an entrance hallway with stair access, a bay fronted lounge to the front opening to a dining area to the rear with views of the garden, there is a spacious newly fitted kitchen and a handy utility room. On the first floor there are three spacious bedrooms, landing and family bathroom with walk in shower. Externally there is a detached garage with driveway parking. The rear garden is very pleasant not being directly overlooked it has a large lawned area and paved patio.



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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