

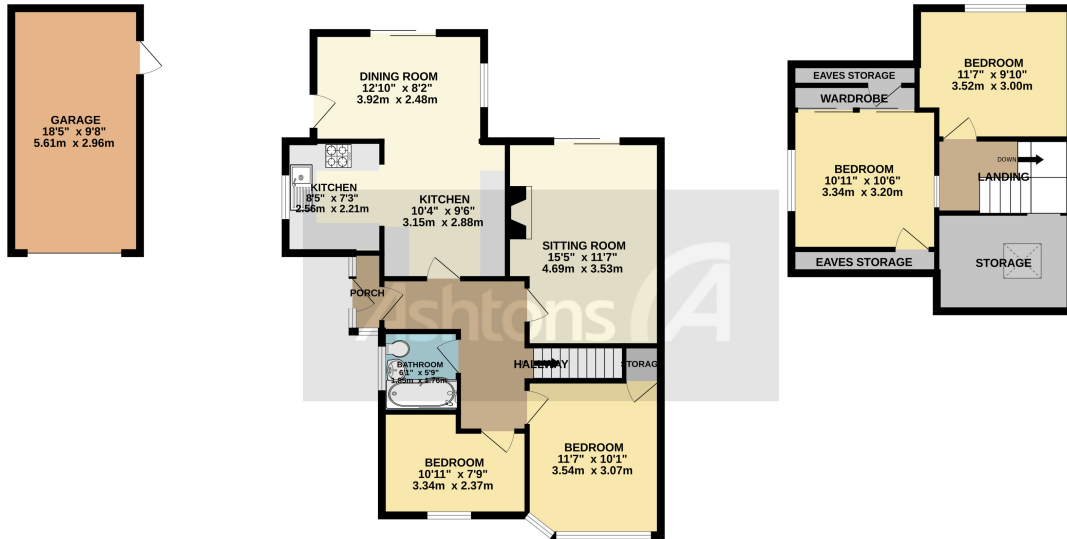


# *Barnack Close, Padgate, Warrington. WA1 4JH.*

## *Offers in Region of £325,000*

Four bedroom dormer bungalow | Immaculately presented and lovingly refurbished | Modern kitchen and bathroom | Large livingroom and separate family/ dining room | Beautiful and well established gardens wrap around gardens | Detached garage and driveway | Quiet residential location | Freehold title |





TOTAL FLOOR AREA: 1365 sq.ft. (126.8 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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This four bedroom dormer bungalow is a stunning example of immaculate presentation and loving refurbishment. The property boasts a modern kitchen and bathroom, both of which have been recently renovated to a high standard. The large living room provides a spacious and comfortable area for relaxing, while the separate family/dining room offers versatility for social gatherings or more formal occasions.

The beautiful and well-established gardens wrap around the property, providing a tranquil and peaceful outdoor space. The detached garage and driveway provide ample off-street parking, making this property perfect for those with a growing family or in need of additional storage.

Situated in a quiet residential location, this property offers privacy and seclusion, while still being close to local amenities and transport links. With a freehold title, this is an excellent opportunity to own a stunning property in a highly desirable area.



**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**

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