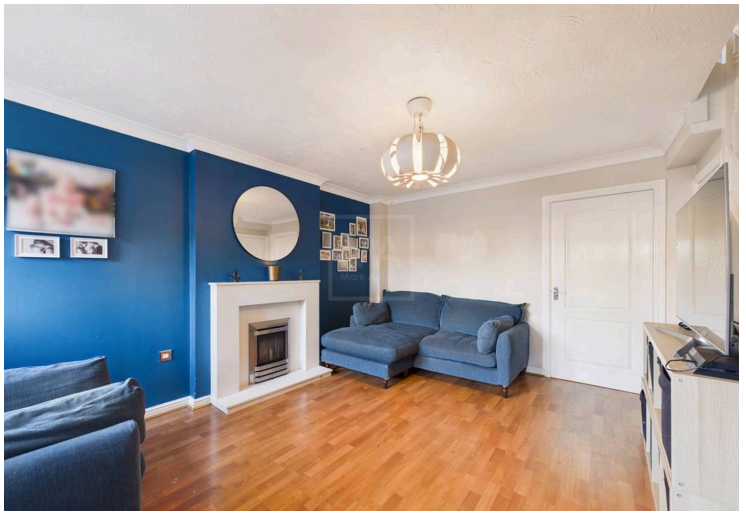






Ludlow Close, Padgate

Warrington, Cheshire

Freehold Title • Three Bedrooms • Close To Amenities • Close To Schools • Driveway Parking • Spacious Two Tier Rear Garden • Great Transport Links Available • Perfect For First Time Buyers • Walking Route's Nearby • Desirable Estate

Mark Antony

SALES & LETTING AGENTS

SCAN ME!

INTERIOR:

Welcome to market Ludlow Close! This wonderful three bedroom mid terrace is now available for sale. Situated in a convenient location, this three-bedroom terraced property offers an excellent opportunity for first-time buyers looking to take their first step onto the property ladder or investors seeking a promising addition to their portfolio. To the front of the property is a spacious and welcoming lounge, enjoying a bright and airy feel. A fireplace provides an attractive focal point, adding warmth and character to this comfortable living space, perfect for family evenings. Following the natural flow of the home, you will find the kitchen/diner, situated to the rear of the property. Fitted with beige cabinetry and contrasting black worktops, this is a practical and welcoming space for preparing meals, with views overlooking the rear garden. The ground floor concludes with a WC for added convenience.

Ascending the staircase to the first floor, you will find three bedrooms alongside a three-piece family bathroom.

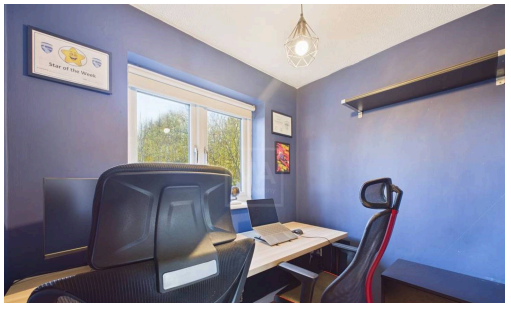


Bedroom one is positioned to the front of the property and offers a generous space, with plenty of room for your bedroom furniture. The remaining two bedrooms provide versatile accommodation, ideal for children, guests or those looking for a dedicated home working space. Bedroom three is currently being used as a home office, demonstrating the flexibility this property has to offer.

GARDEN:

To the rear, the property benefits from a two-tier garden, offering a good balance of outdoor space for both relaxation and everyday enjoyment. With plenty of room for outdoor seating, a garden shed and a dedicated area for children to play, this is a versatile space with plenty of practical appeal.





LOCATION:

Situated north of Warrington, Padgate is a popular area with a great range of amenities and transport connections. Home to a tennis club, football club, community centre and University campus, residents benefit from a great range of facilities. Padgate train station connects with neighbouring cities, Manchester and Liverpool. The motorway network is also just a short drive away and Warrington Town Centre can be reached in under 10 minutes by car. There are a number of schools within easy walking distance and plenty of parks nearby, which are great for families.

GENERAL INFORMATION:

- Council Tax band: B
- Tenure: Freehold
- EPC Energy Efficiency Rating: C





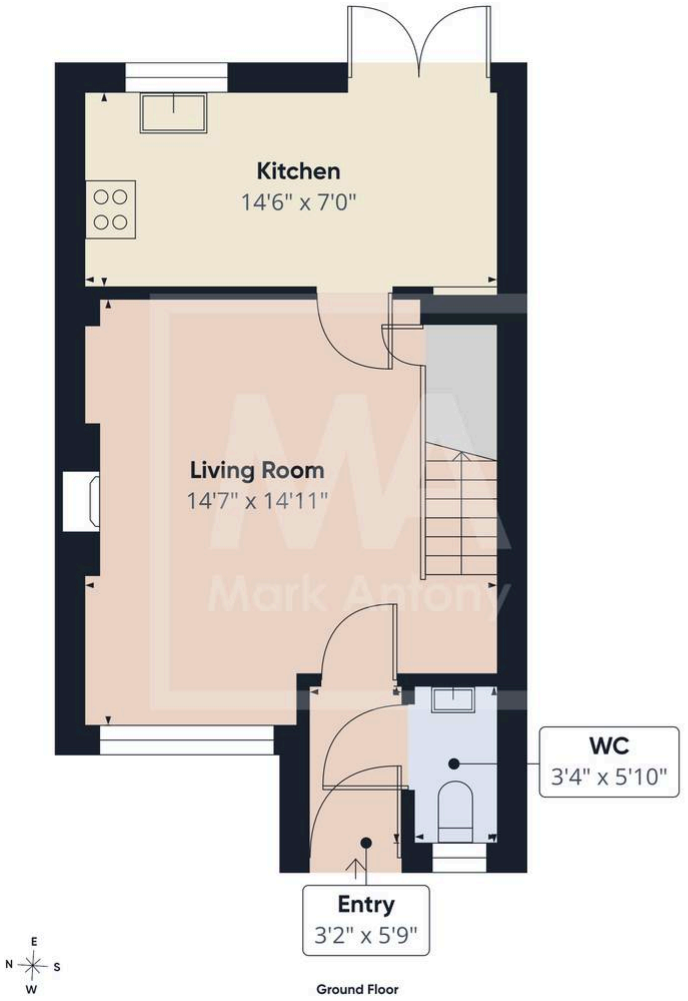






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The Property Ombudsman
safeagent



Ground Floor



Floor 1

Approximate total area(1)
620 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only. Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price. Items may be available under separate negotiation.

Note: These sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.

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