

Asking Price £280,000 | Freehold

Birchdale Road, Paddington, Warrington, WA1 3ER

LEADERS







Key Features & Description

- • Three-bedroom semi-detached bungalow
- • No onward chain sale
- • Freehold tenure ownership
- • Single-storey practical living
- • Private rear garden
- • Garage for parking/storage
- • Popular Paddington residential area
- • Good condition throughout
- • Excellent road and rail links
- • Close to amenities and schools

This three-bedroom semi-detached bungalow is offered for sale in good condition, with the added benefit of no onward chain. Situated in the Paddington area of Warrington, the property provides practical single-storey living, a garage and a private rear garden, and is sold on a freehold basis. The accommodation includes one reception room and a separate kitchen, together with three bedrooms and a family bathroom. The layout lends itself well to a range of buyers seeking a bungalow in an established residential setting. Externally, the private rear garden offers outdoor space for seating or planting, while the garage provides useful storage or parking. The property falls within Council Tax Band C. Paddington is a well-regarded residential area of Warrington, with access to local amenities, schools and everyday services. Warrington town centre offers a wider choice of shops, supermarkets and leisure facilities. Nearby green spaces and parks around the town provide opportunities for walking and recreation. Public transport links are accessible via Warrington Central and Warrington Bank Quay railway stations, both reachable by a short drive or local bus services. From Warrington Central, there are regular services to Manchester and Liverpool, with typical journey times of around 30–40 minutes, making the area suitable for those who commute to nearby cities. Road connections are also convenient, with routes towards the M6, M62 and M56 providing access across the North West. This for sale listing represents an opportunity to acquire a three-bedroom semi-detached bungalow in Paddington, Warrington, with garden, garage and no chain.





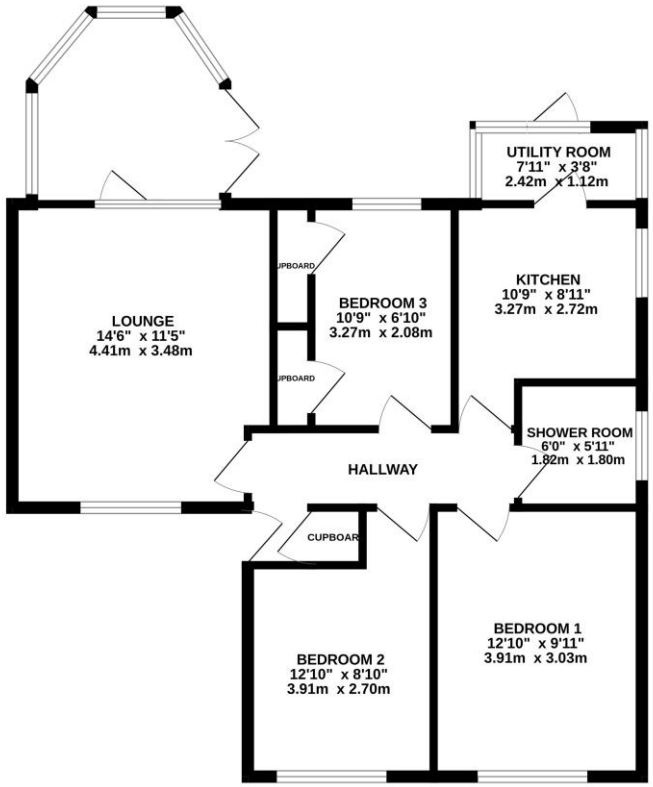








GROUND FLOOR
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 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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Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Leaders.

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