



## Rushmore Grove, Paddington

High Specification Throughout • Three Double Bedrooms • Exceptionally Well Presented • Beautifully Extended • Vaulted Ceiling • Exceptional Curb Appeal • Landscaped Garden • Detached Garage • Stunning Kitchen/Family Room • Bi-Folding Doors



**Mark Antony**  
SALES & LETTING AGENTS

SCAN  
ME!



## INTERIOR:

This stunning three-bedroom bungalow has been beautifully modernised and extended to an exceptional standard, offering immaculate, move-in-ready accommodation. Finished throughout with a clear emphasis on quality, style, and low-maintenance living, this is a home that truly stands out. From the moment you arrive, the property impresses with its outstanding curb appeal, enhanced by an imprinted concrete driveway providing ample off-road parking and leading to a detached garage. The exterior presentation is immaculate, setting the tone for the quality found within. Internally, the bungalow is presented in superb condition throughout, with a highly modern finish and a thoughtfully designed layout. The heart of the home is the stunning, high-specification kitchen/family room boasting vaulted ceilings and forming part of a tasteful extension that adds both space and functionality. Designed to a contemporary standard, the kitchen features sleek modern units, quality work surfaces, and integrated appliances, making it ideal for everyday living.



## INTERIOR:

The accommodation includes three well-proportioned bedrooms, with one currently used as a sitting room. Each room has been finished to a high standard and offers flexibility for family living, guests, or simply relaxing at home.

## GARDEN:

Externally, the low-maintenance rear garden is well presented, providing a private and tranquil outdoor space that can be enjoyed year-round with minimal upkeep—perfect for those seeking ease without compromising on appearance.



## LOCATION:

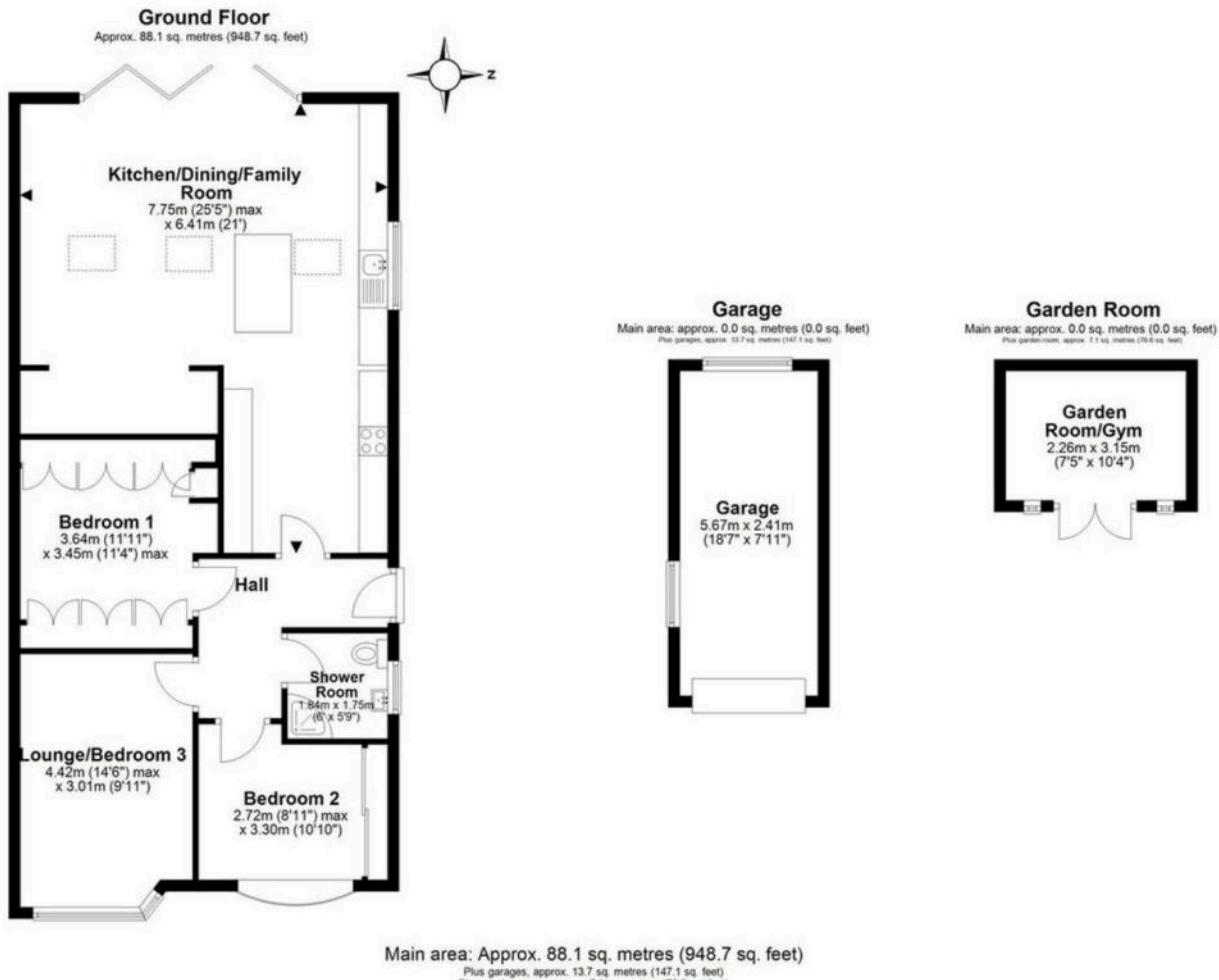
Paddington benefits from excellent transport connections being close to Padgate Train Station and a short drive from the M6 and M62. Bruche Primary School and St Oswald's Catholic Primary are located in Paddington as well as the University Academy Warrington which houses a recreation centre within its grounds. The area is also close to Woolston Community Hub where members can access the gym and swimming pool. Residents have a range of amenities on the doorstep including a pharmacy, post office, grocery stores and a pub.

## GENERAL INFORMATION:

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







## 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.