



89 Bruche Avenue, Padgate

Miller Metcalfe
Every step of the way

89 Bruche Avenue

Padgate, Warrington

Ideally located close to excellent schools, transport links, and a wide range of local amenities, this beautifully presented family home occupies a sought-after position on the ever-popular Bruche Avenue.

The accommodation briefly comprises a welcoming entrance hallway leading to a spacious family lounge, featuring a bay window that fills the room with natural light and a stylish electric fire, creating a warm and inviting atmosphere.

To the rear of the property is a superb open-plan kitchen and dining area, fitted with a brand-new modern kitchen offering a range of wall and base units, a gas hob, electric oven, and space for a fridge freezer. A separate utility room provides additional wall and base units along with space for a washing machine. The dining area enjoys patio doors opening directly onto the rear garden, making it ideal for both everyday family living and entertaining.

The first floor offers three well-proportioned bedrooms, with the generous principal bedroom benefiting from fitted wardrobes. Completing the accommodation is a contemporary family bathroom, fitted with a bath, separate shower, wash basin, and WC.

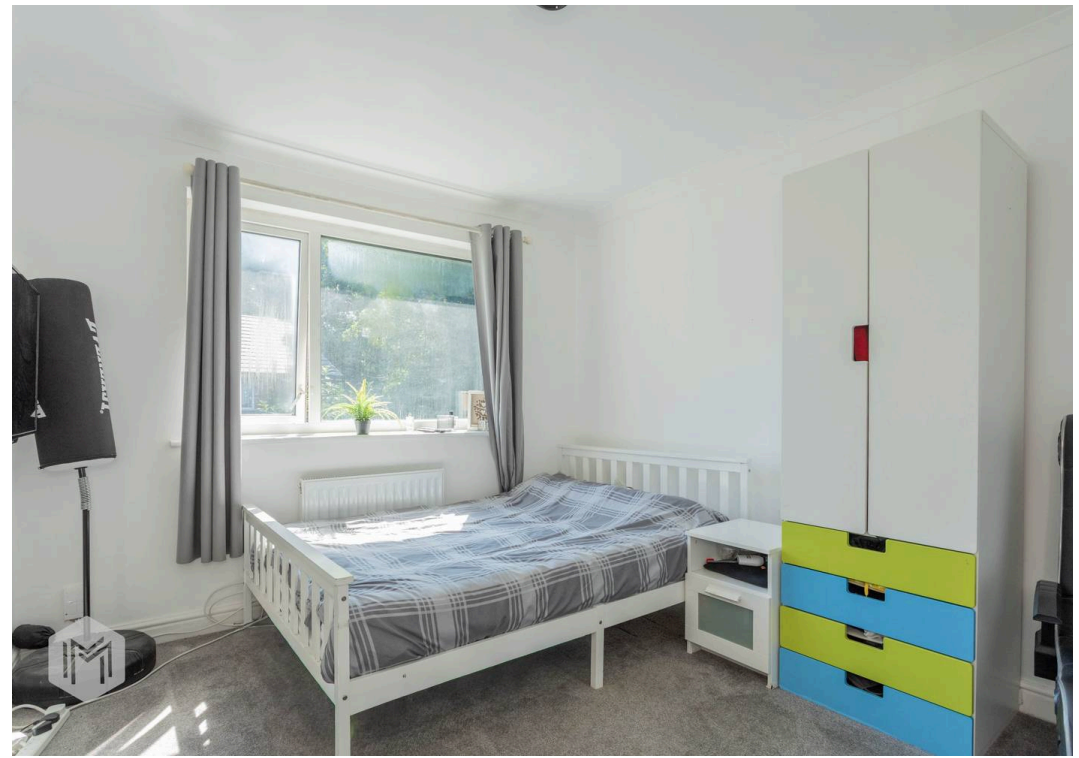
Externally, the property boasts a driveway providing off-road parking to the front. To the rear is a private, enclosed garden designed for low-maintenance living, featuring artificial lawn and an attractive porcelain-tiled patio. A fantastic, detached garden room, complete with a built-in bar and electricity, provides the perfect space for entertaining family and friends throughout the summer and beyond.

Council Tax band: C

Tenure: Freehold

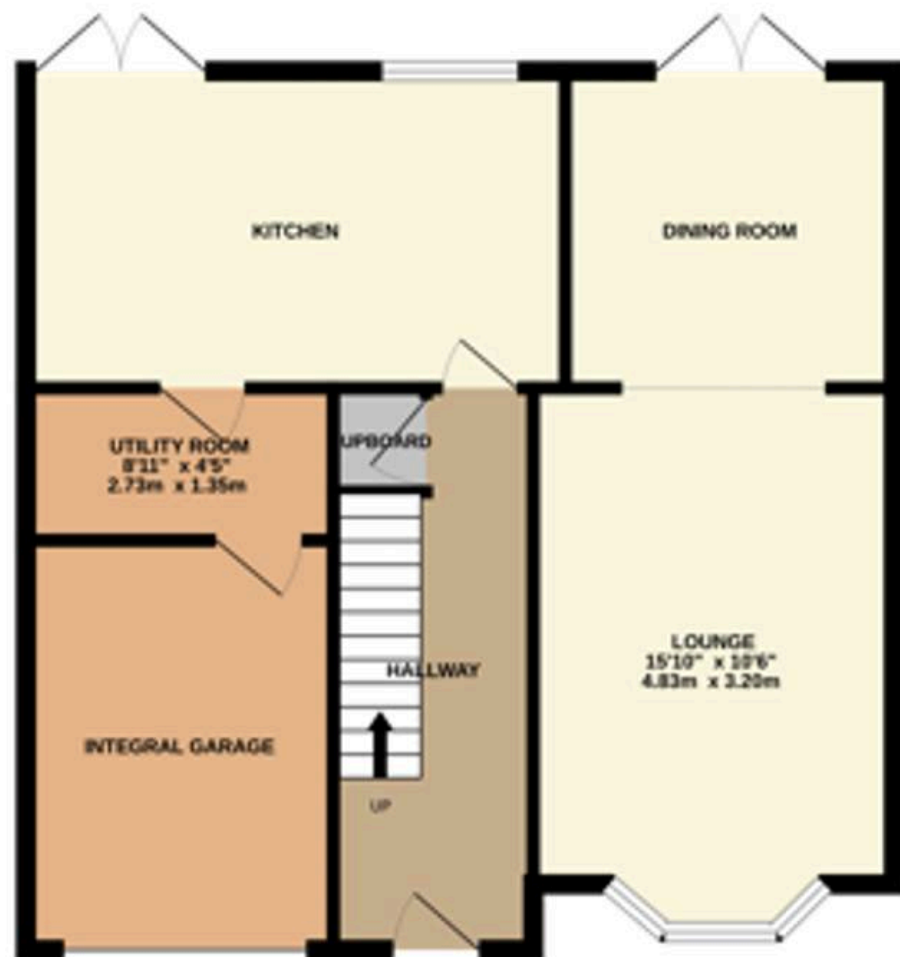




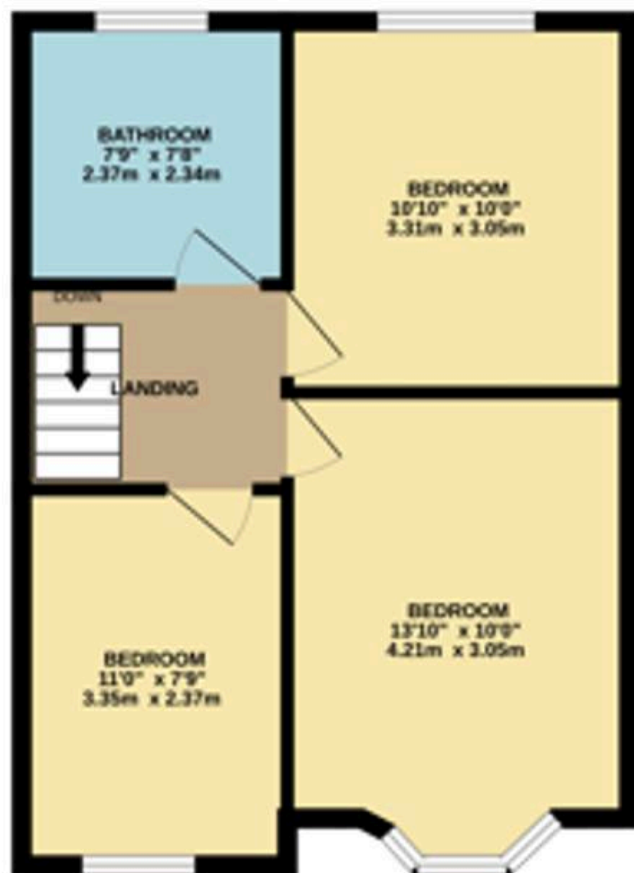




GROUND FLOOR
634 sq. ft. (58.9 sq. m.) approx.



1ST FLOOR
430 sq. ft. (39.9 sq. m.) approx.



TOTAL FLOOR AREA: 1064 sq. ft. (98.8 sq. m.) approx.

While 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.

Made with floorplan 02026



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