



- Extended Three Bedroom Semi Detached Property
- New Modern Fitted Kitchen
- Three Bedrooms
- No Onward Chain
- Fully Rewired
- Spacious Reception Room
- Downstairs Cloakroom
- Vacant Possesion
- Sought After Location
- Newly Decorated & Carpeted

**Offers In The Region Of £275,000**



Bruche Drive in the desirable area of Padgate, Warrington. Built in 1935, this property exudes character and offers a wonderful opportunity for families or first-time buyers seeking a comfortable home.

The house features a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with family. With three well-proportioned bedrooms, there is ample space for everyone to relax and unwind. The bathroom is conveniently located, catering to the needs of the household. Situated in a pleasant neighbourhood, this home is close to local amenities, schools, and parks, making it an ideal choice for families. The property's age adds a touch of historical charm, while the layout and features ensure it meets modern living standards.

This delightful home is not just a house; it is a place where memories can be made. If you are looking for a property that combines character, comfort, and convenience, this semi-detached house is certainly worth considering.

### Entrance Hall

### Lounge

15'8" x 11'5" (4.8 x 3.5)

### Downstairs Cloakroom

### Breakfast Kitchen

14'9" x 8'2" (4.5 x 2.5)

### Kitchen Area

8'2" x 6'6" (2.5 x 2)

### Master Bedroom

13'1" x 10'11" (4 x 3.34)

### Bedroom 2

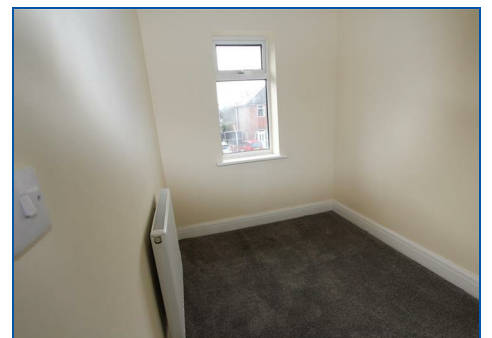
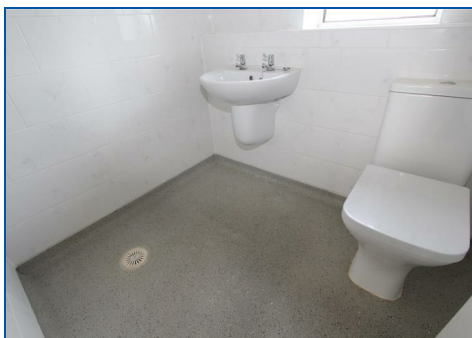
10'11" x 7'6" (3.34 x 2.3)

### Bedroom 3

7'3" x 7'3" (2.23 x 2.21)

### Wetroom

2.23 x 1.48 (0.61m.7.01m x 0.30m.14.63m)





### **Council Tax Band**

Council Tax Band C Payable to Warrington Borough Council

### **Tenure**

The property is leasehold with 899 years remaining and a ground rent of £4 per annum payable

### **Viewings**

Viewings Strictly via the selling agents Ridgeway Residential Estate Agents

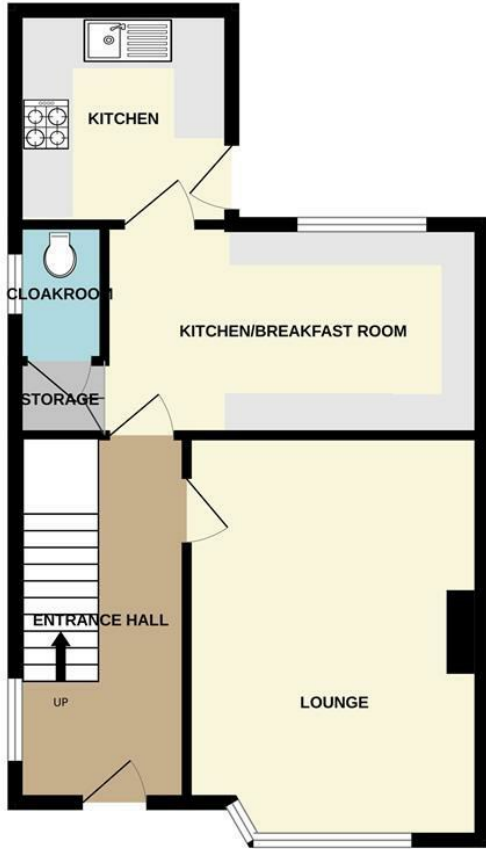
### **Disclaimer**

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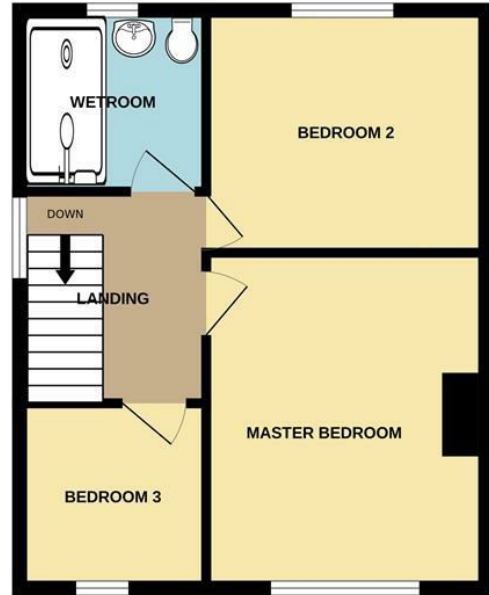
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GROUND FLOOR



1ST FLOOR



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