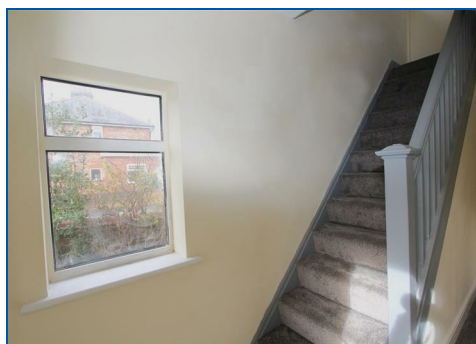




- Extended Three Bedroom Semi Detached Property
- New Modern Fitted Kitchen
- Three Bedrooms
- No Onward Chain
- Fully Rewired
- Spacious Reception Room
- Downstairs Cloakroom
- Vacant Possession
- Sought After Location
- Newly Decorated & Carpeted

**Offers In The Region Of £265,000**



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

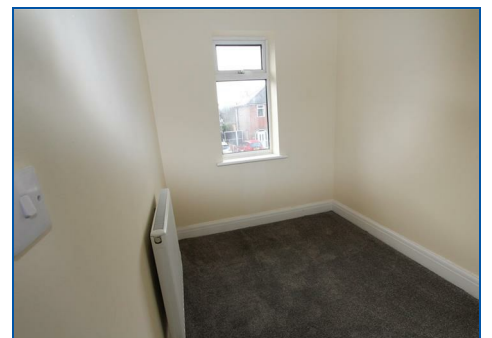
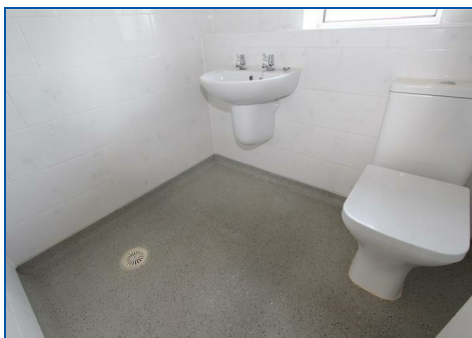
10'11" x 7'6" (3.34 x 2.3)

### 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

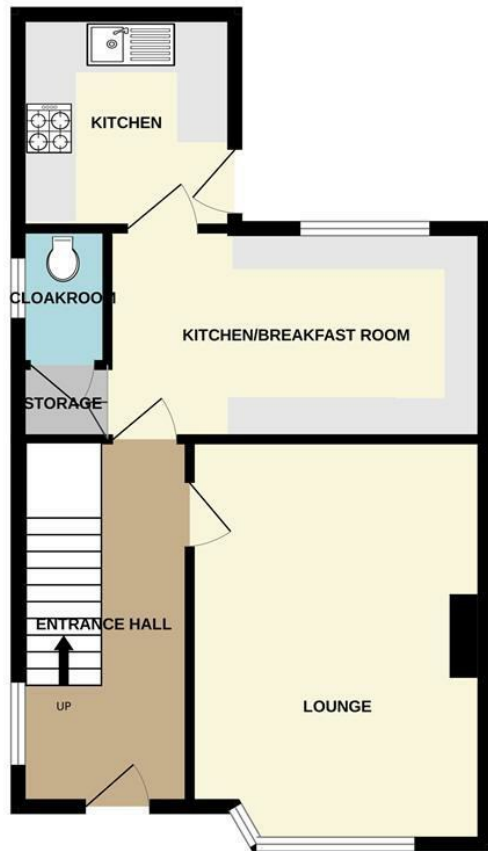
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT THEY ARE NOT GUARANTEED AND DO NOT FORM ANY PART OF A CONTRACT. NEITHER RIDGEWAY RESIDENTIAL, NOR THE VENDOR OR LESSOR ACCEPT ANY RESPONSIBILITY IN RESPECT OF THESE PARTICULARS, WHICH ARE NOT INTENDED TO BE STATEMENTS

OR REPRESENTATION OF FACT AND ANY INTENDING PURCHASER OR LESSOR MUST SATISFY HIMSELF OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THE STATEMENTS CONTAINED IN THESE PARTICULARS.

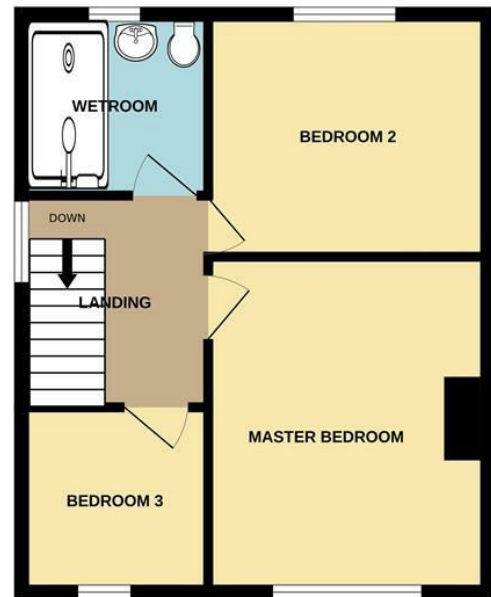
### **Disclaimer**



GROUND FLOOR



1ST FLOOR



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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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 70                      | 84        |
|                                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  |                         |           |
|                                                                 |  | EU Directive 2002/91/EC |           |