RIDGEWAY
RESIDENTIAL SERVICES

Bruche Drive
Warrington









- 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 £265,000

www.ridgewayresidential.co.uk



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

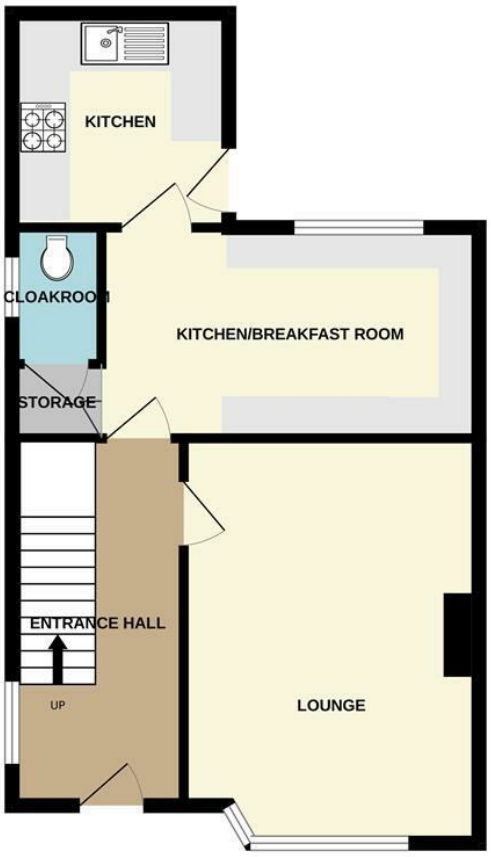
Viewings Strictly via the selling agents Ridgeway Residential Estate Agents

Disclaimer

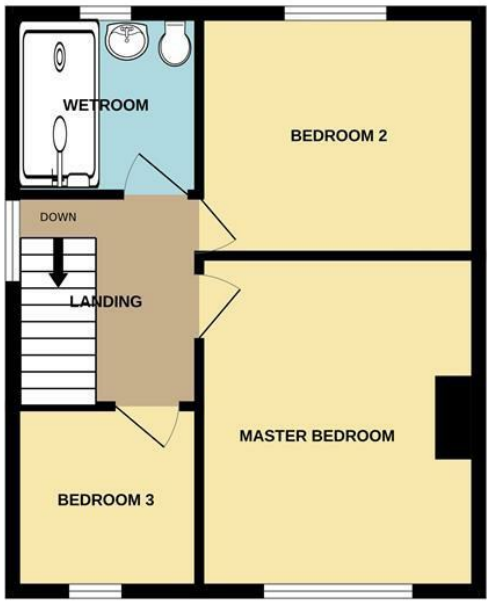
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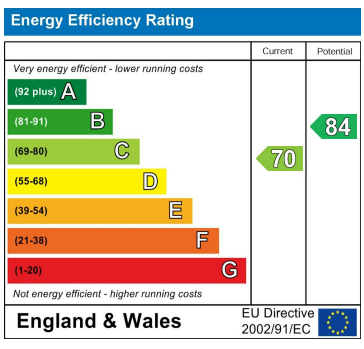
GROUND FLOOR

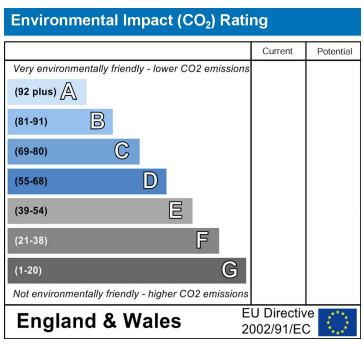


1ST FLOOR



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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