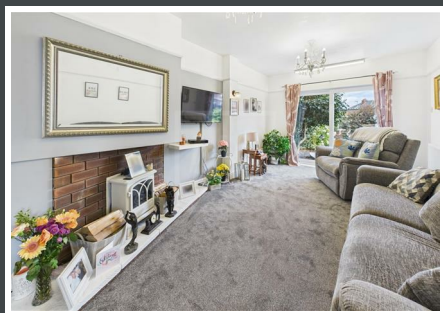




# Bruche Drive, Padgate Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Corner Position
- Semi-Detached Home
- Close To Credited Schools
- Detached Garage
- Family Home
- Close To Amenities
- Welcoming Neighbourhood
- Spacious Interiors
- Stunning Gardens
- Nearby Transport

## INTERIOR

Now available to view, this attractive corner-plot semi-detached home offers a rare opportunity in a sought-after location, just a short stroll from schools such as St Oswald's. Perfectly positioned for both privacy and convenience, the property boasts beautifully maintained gardens, ideal for relaxing, entertaining, or family playtime. Inside, the home features bright and spacious interiors. The lounge extends across much of the ground floor, providing a welcoming and versatile living space, with large patio doors that frame the garden and fill the room with natural light. Adjacent, the kitchen and utility room offer a warm, practical layout with ample storage, combining traditional charm with everyday functionality. Completing the ground floor is a separate dining room with a bay window, creating an inviting space for family meals or entertaining guests. Upstairs, three well-proportioned bedrooms and a four-piece family bathroom await. Bedrooms one and two include built-in wardrobes, while bedroom three is ideal as a cosy guest room, nursery, or versatile home office.

## GARDEN

To the rear of the property you will find a delightful garden that boasts a generous lawn, well-kept borders, and mature planting that adds colour and charm throughout the year. The garden features a private seating area, perfect for relaxation. The property also benefits from a detached garage, offering excellent storage or workshop potential.

\*\*\*\*"This property is owned by a relative of a Mark Antony Estates team member."\*\*\*\*

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (Via BT)



## LOCATION

Situated north of Warrington, Padgate is a popular area with a great range of amenities and transport connections. Padgate train station connects with neighbouring cities, Manchester and Liverpool. The motorway network is also just a short drive away and Warrington Town Centre can be reached in under 10 minutes by car. There are a number of schools within easy walking distance and plenty of parks nearby, which are great for families. Padgate is also home to a great selection of coffee shops, pubs and credited schools.

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** C

**Tenure:** Leasehold

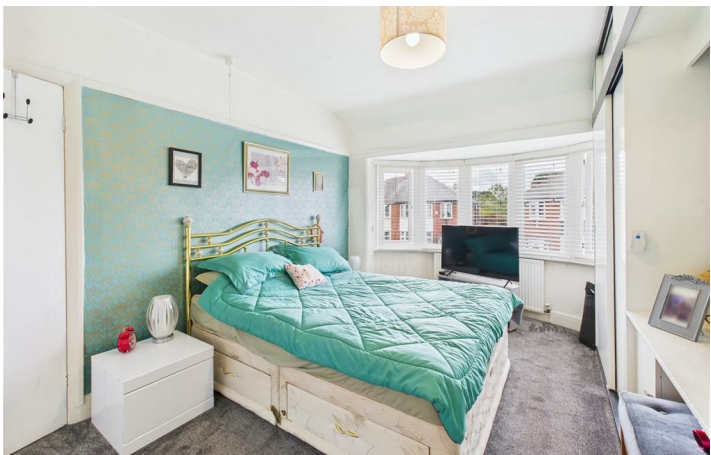
(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

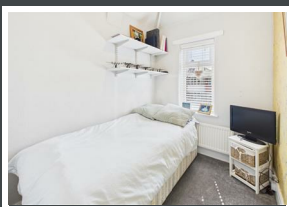
Not included in the asking price.

Items may be available under separate negotiation.









## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that 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 drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property 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 representations of fact.



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Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

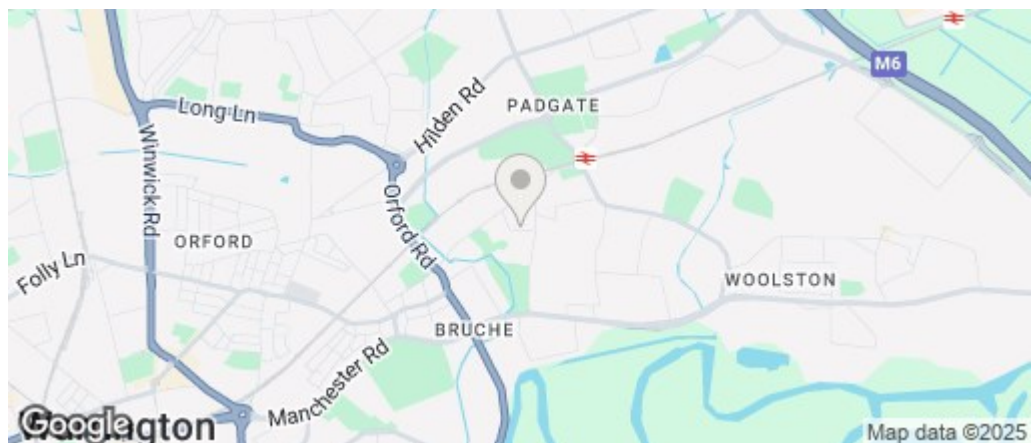


Approximate total area<sup>(1)</sup>  
1198 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.  
Please call 01925 267070 to arrange a viewing.

## OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs

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