



# 1 BRUCHE DRIVE

WARRINGTON, WA1 3JX

£330,000  
FREEHOLD

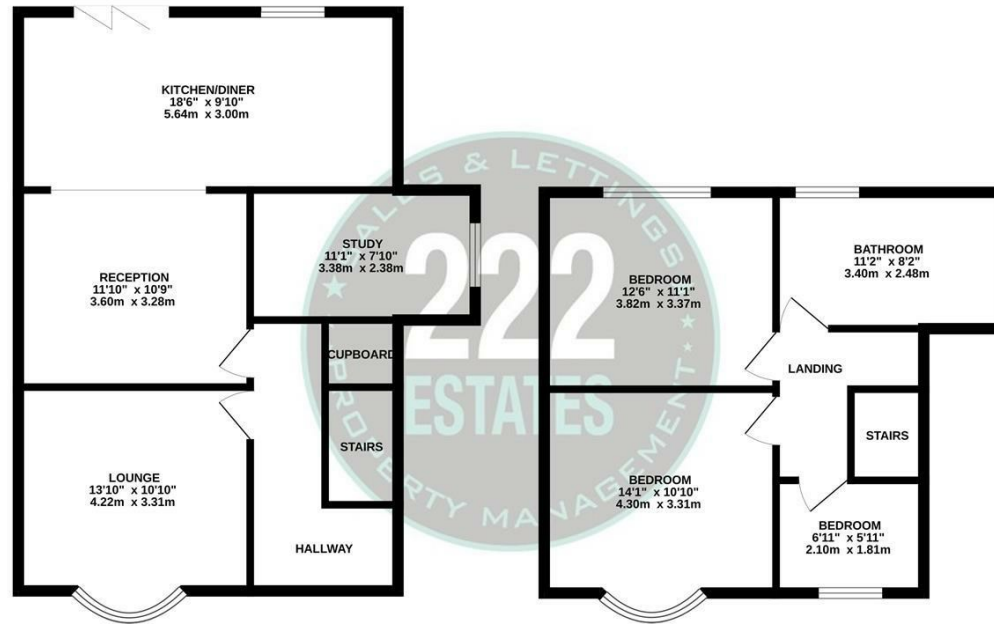
You will need to be quick out of the blocks to seize the fantastic opportunity to purchase this stunning extended family home which is situated in an extremely desirable residential location in close proximity to Bruche Park.

It would make a perfect "forever" family home being in the catchment area for the high performing Bruche Primary School (which was recently listed in the top 1% of primary schools nationwide). As well as the outstanding rated King's Leadership Academy secondary school.





GROUND FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.

TOTAL FLOOR AREA : 1061 sq.ft. (98.6 sq.m.) approx.

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		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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