



9 Birdwell Drive
Great Sankey, WA5 1XA

Offers In The Region Of
£286,950

BEAUTIFULLY presented semi detached, PRIVATE rear garden, EXTENDED accommodation, FREEHOLD, BESPOKE fitted kitchen, Through Lounge/Diner, LOVELY Cul-de-sac location, THREE bedrooms, FAMILY BATHROOM, GARAGE, gardens and driveway.

This immaculate semi-detached home has been comprehensively upgraded throughout by the current owners. The improvements include a fully certified new electrical installation, a newly plumbed central heating system with a combi boiler, and professional re-plastering throughout. Additionally, the property has been fully painted and features a brand new kitchen and bathroom, ensuring a modern and comfortable living environment. Birdwell is a quiet residential spot and the standard of presentation on this family home makes it a must see!

The accommodation comprises Entrance Porch, Spacious Lounge, Dining Area, Lovely Modern Kitchen/Breakfast Room, Airy Landing, Three Bedrooms and a Stunning Family Bathroom.

Externally there is wonderful, private rear garden with large storage shed to the rear and a double driveway to the front providing great off road parking leading to the garage.

ENTRANCE PORCH

4'0" x 3'3" (1.22m x 1.01)

UPVC Double glazed door.

LOUNGE

24' x 11 (7.32m x 3.35m)

UPVC Double glazed window to the front elevation, feature gas fireplace, laminate flooring and central heating radiator.



DINING AREA

7'4" x 9'0" (2.24 x 2.75)

UPVC Double glazed French doors, central heating radiator and laminate flooring.



KITCHEN/BREAKFAST ROOM

16'8 x 9'11 (5.08m x 3.02m)

Fitted with light grey high gloss units, crystal white worktops and grey porcelain flooring. It features a separate double oven and grill, a five-ring gas hob with a stainless steel and glass extractor, and a smoked glass splashback. The kitchen also includes an integrated fridge/freezer and dishwasher, with designated space for a washing machine and dryer. Additional features include under-cupboard LED strip lighting, a breakfast bar, wine storage, LED recessed ceiling lighting, a central heating radiator, a UPVC double glazed window to the rear elevation, and a UPVC double glazed door.



LANDING

5'11" x 8'1" (1.82 x 2.47)

UPVC double glazed window to the side elevation and modern central heating radiator.

**MAIN BEDROOM**

11'10" x 11'0" (3.61 x 3.36)

UPVC Double glazed window to the front elevation, fitted wardrobes and central heating radiator.



BEDROOM TWO

11'2" x 11'0" (3.42 x 3.36)
UPVC Double glazed window and central heating radiator.



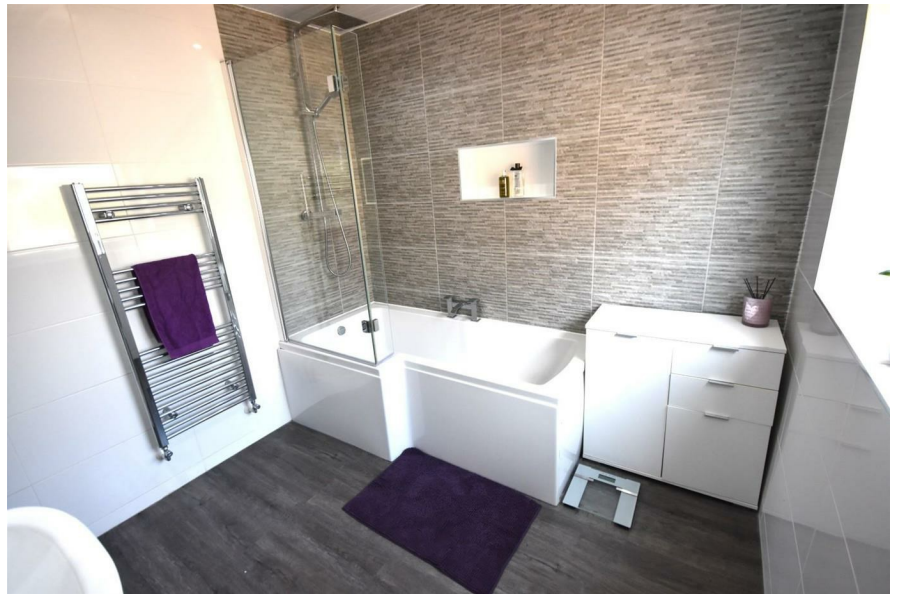
BEDROOM THREE

8'8" x 8'2" (2.64m x 2.49m)
UPVC Double glazed window to the front elevation and central heating radiator.

BATHROOM

8'2" x 8 (2.49m x 2.44m)

Fitted modern bathroom with a white three-piece suite, including a low-level WC, a pedestal wash hand basin, and a panelled L-shaped bath with a mixer tap. It features a double-headed power shower above the bath with a glass shower screen. The room is fully tiled and includes a heated towel rail, white gloss ceiling panels, waterproof laminate flooring, LED recessed ceiling lighting, an LED mirror, and a built-in ceiling extractor.



GARDEN

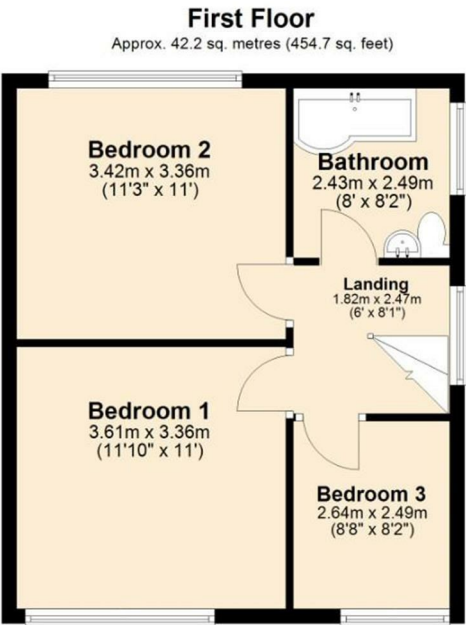
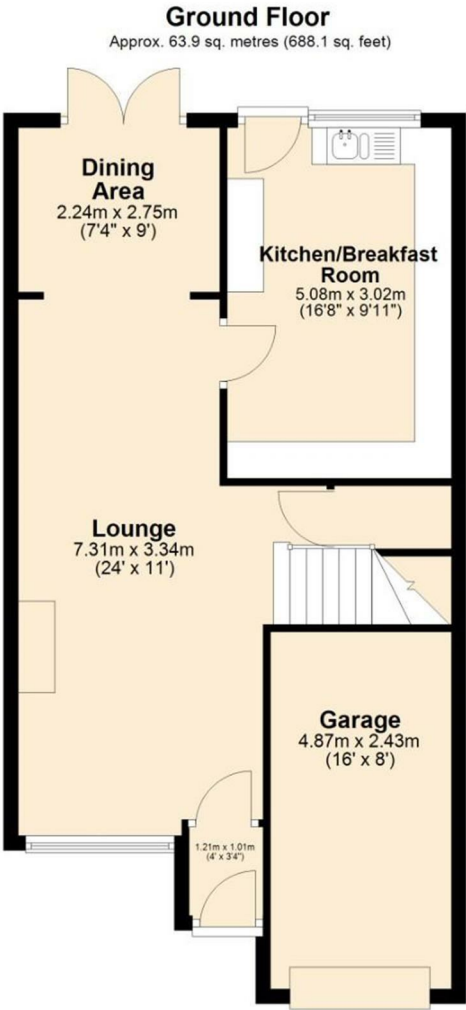
Established, large landscaped garden that is private and not overlooked. It includes gravelled pathways, a raised decking area, mature borders, and a wildlife pond. Additionally, there is a spacious storage shed with certified electrical installation, all new fence panels, an outside tap, and gated side access.

**GARAGE**

16 x 8 (4.88m x 2.44m)

Combination boiler, lighting and electrical sockets.

OUTSIDE



Total area: approx. 106.2 sq. metres (1142.8 sq. feet)



Energy Efficiency Rating

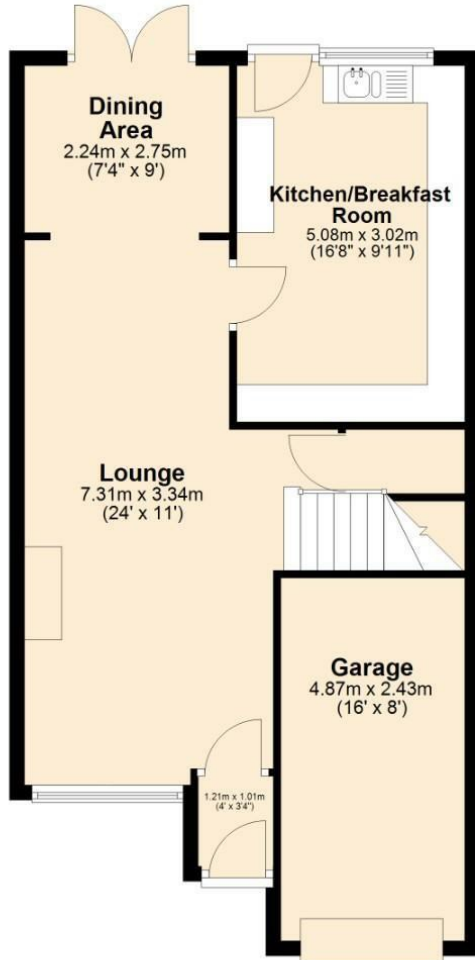
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

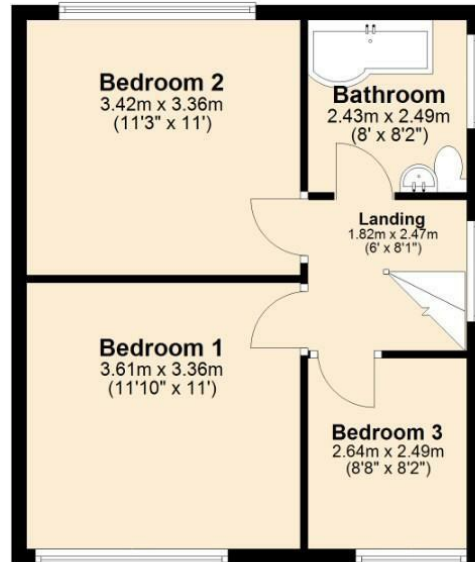
Ground Floor

Approx. 63.9 sq. metres (688.1 sq. feet)

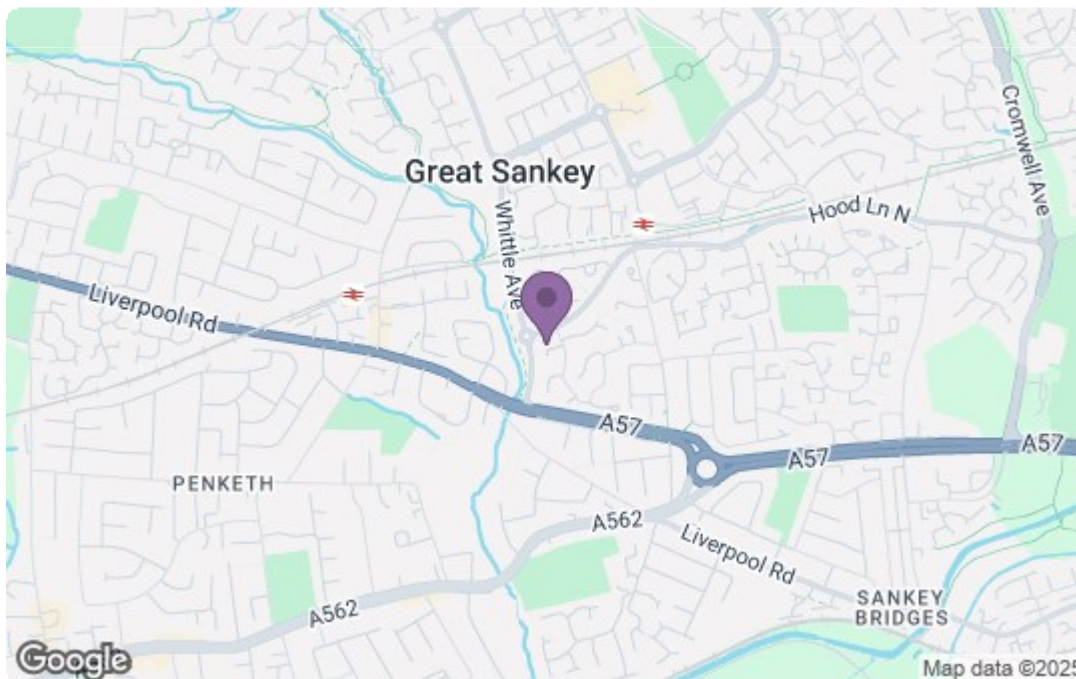


First Floor

Approx. 42.2 sq. metres (454.7 sq. feet)



Total area: approx. 106.2 sq. metres (1142.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B	75	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.