



# Carrington Close, Birchwood Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Detached Bungalow
- Ample Living Space
- South-Facing Garden
- Three Bedrooms
- Fantastic Location
- Large Plot
- Double Garage
- Modernisation Potential
- Great Motorway Links
- Expansive Garden

## DESCRIPTION

This charming three bedroom detached bungalow is offered for sale with no onward chain and presents a rare opportunity to acquire a property with significant potential, set on a substantial plot and bordering Birchwood Golf Club. Showcasing a fantastic outdoor space and perfectly positioned in a sought-after neighbourhood, this home combines the charm of a traditional bungalow with the potential for modern enhancements.

This attractive bungalow offers an ideal opportunity for renovation, extensions, or modern updates to tailor the house to your preferences. With generous living and dining areas, this property provides a versatile layout, two bathrooms and the convenient addition of a utility room and WC. The extensive garden area is a standout feature, offering a private outdoor retreat which can be enjoyed and accessed via various areas of the property.

## GARDEN

The property sits on a large plot of land, offering endless possibilities for landscaping, gardening, or future extensions. The generous rear garden is perfect for outdoor activities, entertaining family and friends, or simply enjoying the outdoors. To the front, there is a well-maintained lawned garden and paved driveway, suitable for two vehicles and access into the double garage.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 4.66m x 3.74m Lounge
- 4.66m x 3.83m Dining Room
- 3.58m x 2.62m Kitchen
- 1.48m x 1.93m Utility Room
- 1.48m x 1.25m WC
- 5.00m x 5.20m Double Garage
- 3.41m x 3.51m Bedroom One
- 1.51m x 2.62m En-suite
- 2.19m x 2.62m Bedroom Two
- 2.99m x 2.56m Bedroom Three/Sitting Room
- 1.68m x 2.62m Bathroom

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 132Mb (Via Virgin)

## LOCATION - BIRCHWOOD

Conveniently located close to excellent transport links, Birchwood is a popular location north of Warrington Town Centre. The suburb is surrounded by attractive parks including Risley Moss Country Park and Birchwood Forest Park. Residents in the area have access to a great selection of amenities, including two supermarkets and a range of high street shops at Birchwood Shopping Centre. The area also benefits from a leisure centre and golf club.

The suburb is home to a number of excellent primary and secondary schools, making it a popular family location. It is also ideal for professionals who commute to neighbouring cities. Birchwood Train Station provides regular connections to Manchester and Liverpool and the motorway network is just a few minutes' drive away.



## DISTANCES

- Birchwood Shopping Centre 1 mile
- Birchwood Golf Club 1 mile
- Poulton Park Golf Club 1 mile
- Birchwood Train Station 1 mile
- Birchwood Community High School 1 mile
- Locking Stumps Community Primary School 1 mile
- Manchester Airport 17.2 miles via M56
- Manchester City Centre 16 miles via M62
- Liverpool City Centre 24 miles via M62

(Distances quoted are approximate)

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** E

**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.





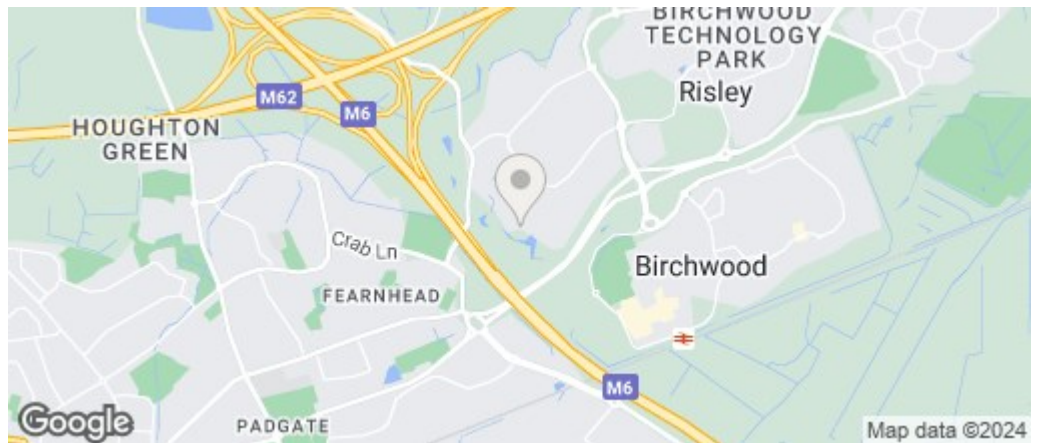
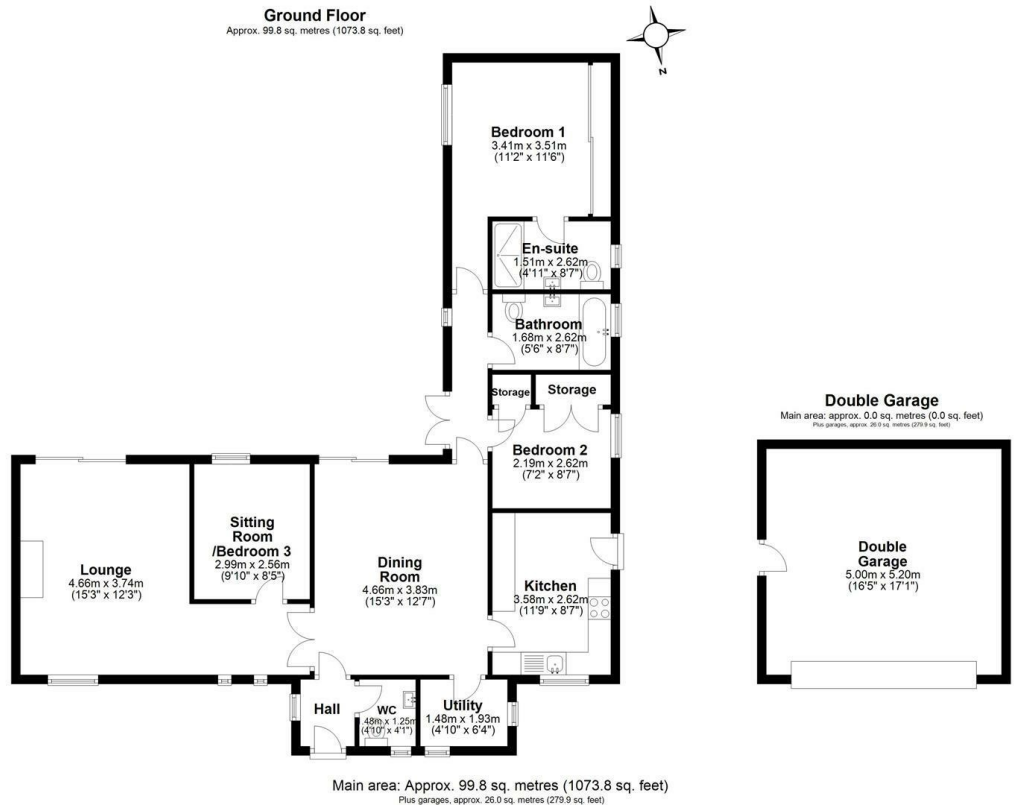
## IMPORTANT NOTICE

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**  
Approx. 99.8 sq. metres (1073.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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