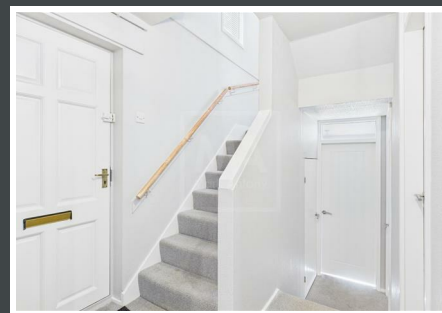
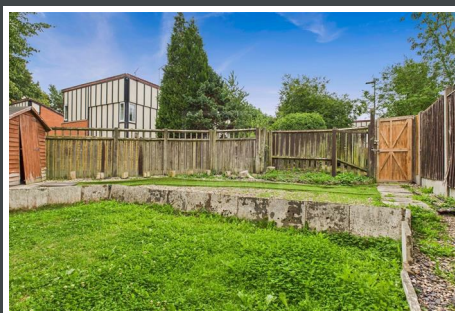
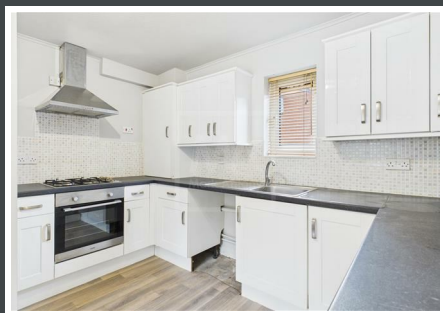




# Wren Close, Birchwood Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- No Onward Chain
- Two Reception Rooms
- Good Location
- Ground Floor WC
- Rear Garden
- Three Bedrooms
- First Time Buyer Home
- Modern Kitchen
- Gas Central Heating
- Close to Local Amenities

## INTERIOR

Accessed via a welcoming hallway, this charming end-terrace home offers a thoughtfully designed ground floor layout. The modern kitchen and dining area provide an ideal space for everyday cooking and entertaining guests. A spacious living room benefits from abundant natural light, while a separate dining room opens onto a generous rear garden complete with a shed. A convenient downstairs W/C adds practicality, especially when hosting.

Upstairs, the property features three generously sized bedrooms, perfect for families. The main bathroom is fitted with a three-piece family suite and an over-bath shower, offering both comfort and functionality.

Located close to public transport, reputable schools, and local amenities, this home presents a fantastic opportunity for first-time buyers.

## GARDEN

To the rear, a spacious garden offers the perfect retreat for summer months. Fully enclosed with fencing and secure gated access, it provides privacy, safety, and space for outdoor enjoyment.

## SERVICES

Gas Central Heating

Mains connected: Gas, Electric, Water

Drainage: Mains

Broadband Availability: Up to 1,130Mb (Via Virgin Media)



## LOCATION

This property is ideally located close to Birchwood Business Park and conveniently close to the M62 motorway and M6. Birchwood Train Station provides excellent transport links to surrounding Towns and Cities. There are several schools close by including Gorse Covert Primary School and Birchwood High School. The area enjoys access to both Birchwood Forest Park and Risley Moss Country Park.

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** A

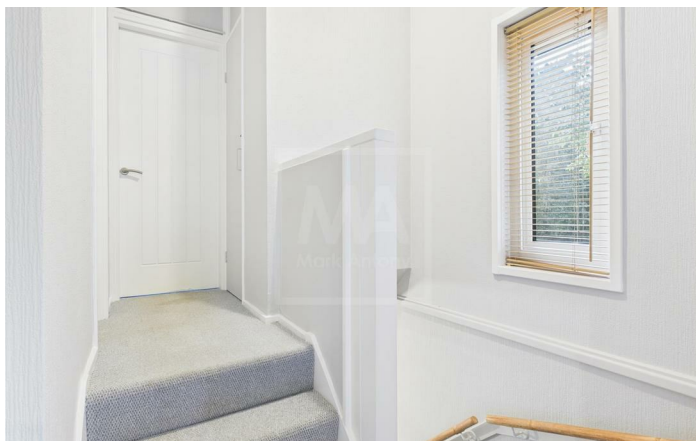
**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

### **Contents, Fixtures and Fittings**

Not included in the asking price.

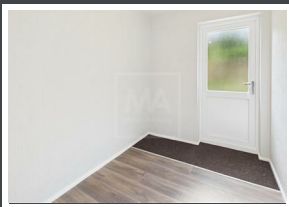
Items may be available under separate negotiation.





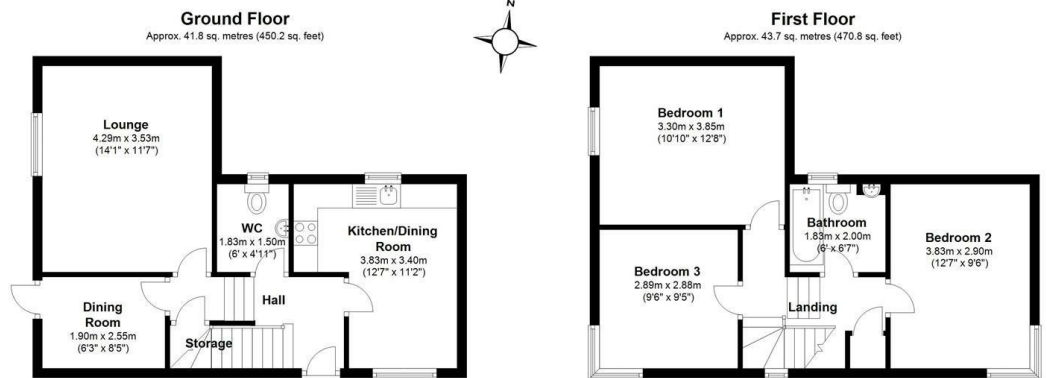






## IMPORTANT NOTICE

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.



Total area: approx. 85.6 sq. metres (921.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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



**Mark Antony**  
SALES & LETTING AGENTS

Sales@MarkAntonyEstates.com  
www.MarkAntonyEstates.com  
Tel: 01925 267070