



Pheasant Close, Birchwood Warrington

New Kitchen & Fittings • Outside Storage Front & Rear • Amenities • Transport Links • Downstairs W.C • First Time Buyers • Investment Opportunity • No Onward Chain • South Facing Garden • Freshly Decorated



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SALES & LETTING AGENTS

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ME!



INTERIOR

This beautifully presented three-bedroom home combines fresh modern décor, practical living space, and a desirable south-facing garden. With no onward chain, it's an excellent opportunity for first-time buyers or investors seeking a low-maintenance, ready-to-let property.

Inside, bright newly decorated interiors create a warm welcome. The ground floor offers a spacious living area, a well-proportioned kitchen with ample storage and dining space, a convenient downstairs W.C., and an additional area ideal for a home office.

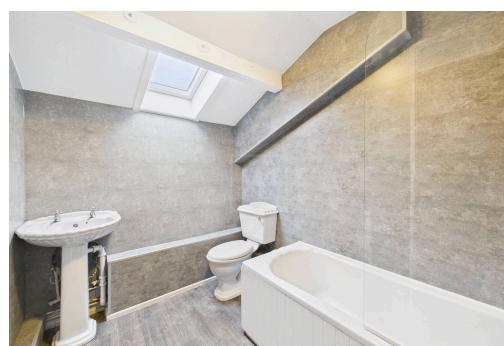
Upstairs, three generous bedrooms provide flexibility for family living, guests, or workspace, complemented by a superbly finished modern bathroom. The property is well located for transport links and within easy reach of shops, schools, parks, and leisure facilities.



GARDEN

One of the standout features is the private south-facing garden – a real suntrap and a wonderful extension of the living space. Whether you envision summer barbecues, gardening, or simply unwinding outdoors, this garden offers the perfect setting.

The property's entrance offers the added convenience of a dedicated storage area, while the rear garden further benefits from its own separate storage unit



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

- Council Tax band: A
- Tenure: Freehold
- EPC Energy Efficiency Rating: C





