



2 Bickerton Close

Birchwood, Warrington, WA3 6LS

Offers Over £500,000



Sapphire Homes are delighted to offer For Sale this spacious 5 bedroom executive detached family home that boasts established gardens, is located in a quiet cul de sac position on a much sought after development and is also excellently located for local schools, amenities and transport links including the motorway network making it perfect for those that require commuter links. In brief the accommodation comprises of a welcoming hallway, W.C., living area with fire and surround which also provides access to an open plan dining area, two conservatories with one providing access to the integral garage. The dining area also provides access to a spacious fitted kitchen with door leading to the rear garden, utility room and there is a games room with fully fitted bar area and small study space. To the first floor the landing provides access to 5 well appointed bedrooms with the master benefiting from a walk in shower area and there is also a family bathroom with four piece suite with corner bath, double sink and walk in shower. The property is warmed by Gas Central Heating and also benefits from double glazed windows and doors throughout. Externally to the front elevation is a well maintained garden with ample off road parking, well stocked borders and attached integral garage. To the rear elevation the garden is beautifully maintained and enjoys a sunny and private aspect with a patio area, established lawn, mature trees, well stocked borders and perimeter fencing. There is also a space to side elevation which would provide caravan storage or an allotment area. The house and gardens also offers lots of possibility for further expansion and landscaping subject to planning and early viewing is highly recommended to appreciate in full.



GROUND FLOOR

Entrance / Hallway

Lounge

Dining Area

Conservatory

Kitchen

Utility Room

Games Room / Bar Room

Study Area

Sun Room / Reception 3

FIRST FLOOR

Master Bedroom

Shower Room

Bedroom 2

Bedroom 3

Bedroom 4

Bedroom 5

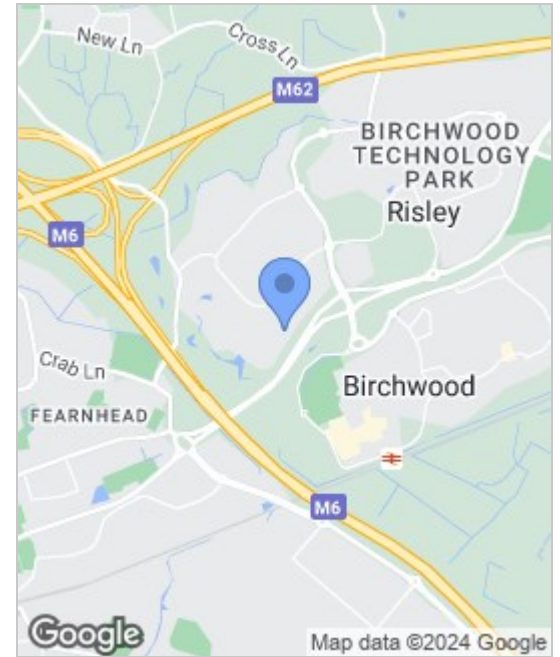
Bathroom

EXTERNAL

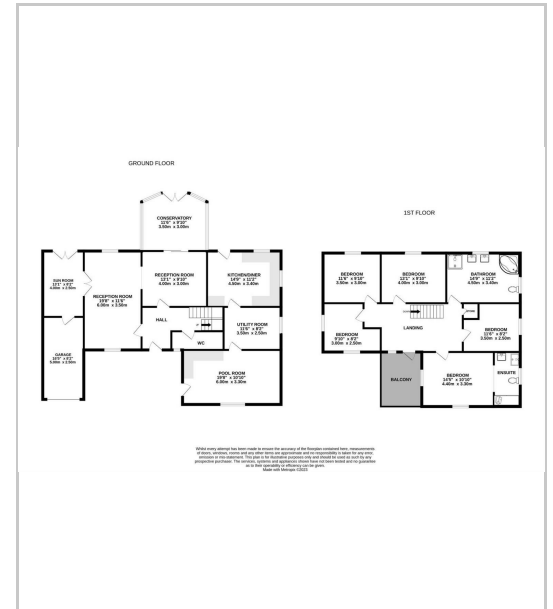
Rear Garden

Integral Garage

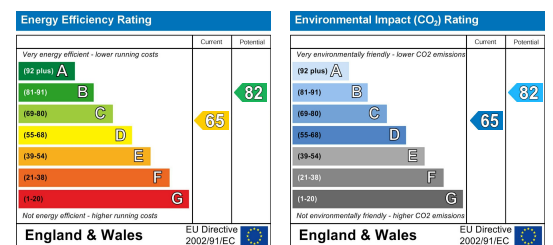
Area Map



Floor Plans



Energy Efficiency Graph



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