



5 Aspull Close

Birchwood, Warrington, WA3 7NE

Offers Over £425,000



Offered for sale by highly motivated vendors Sapphire Homes are delighted to offer For Sale this immaculately presented detached FREEHOLD bungalow. Situated in a desirable cul-de-sac in a much sought after location this property really needs to be viewed in order to be fully appreciated.

The bungalow is ideally located for Birchwood Business Park. There is a local supermarket in Locking Stumps which caters for most day to day necessities whilst the Birchwood Centre is nearby and offers a wider range of shopping facilities and other amenities. Warrington town centre is accessible by both private car and public transport. For those who wish to commute there is access to the motorway network via the M62 motorway at Gorse Covert or M6 motorway at Martinscroft. Birchwood and Padgate railway stations are located on the main Liverpool to Manchester line.

In brief the accommodation comprises a welcoming entrance / hallway, lounge with feature fire and surround which is open plan to dining room and to the rear elevation there is access to a conservatory. The hallway also provides access to a newly fitted kitchen with integrated appliances and access to the rear garden and there are three good sized bedrooms with the master boasting en-suite shower suite and there is a family bathroom with three piece suite in white and shower over bath. The property is further complemented with UPVC double glazing and a gas central heating system throughout as well as security alarm and a modern tasteful décor.

Externally to the front elevation there is ample off road parking as well as there being a double garage and more parking an option to the side elevation. To the rear the garden has been expertly landscaped and boasts a patio area, established lawn, brick perimeter wall and enjoys a sunny and private aspect. Early internal viewings are highly recommended to appreciate this wonderful property in full.



GROUND FLOOR

Entrance / Hallway

Lounge 15'5 x 11'8 (4.70m x 3.56m)

Dining Room 8'9 x 9'6 (2.67m x 2.90m)

Conservatory 9'1 x 7'10 (2.77m x 2.39m)

Kitchen 13' x 9'5 (3.96m x 2.87m)

Master Bedroom 11'7 x 12'11 (3.53m x 3.94m)

Ensuite 5'7 x 5'9 (1.70m x 1.75m)

Bedroom 2 8'5 x 14'3 (2.57m x 4.34m)

Bedroom 3 8'10 x 11'1 (2.69m x 3.38m)

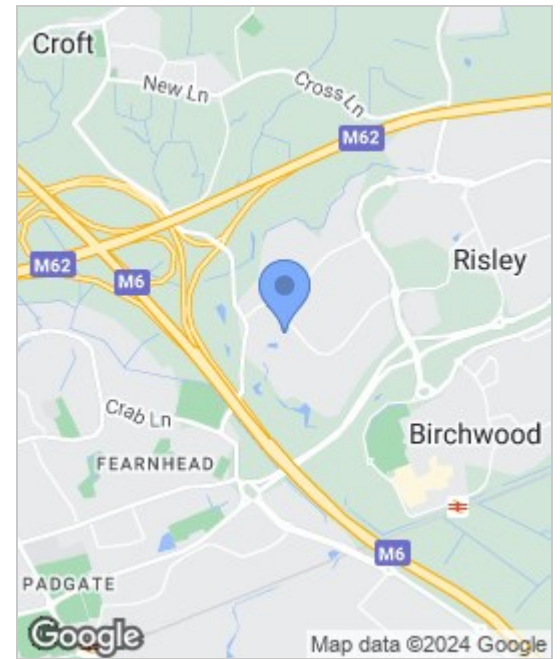
Bathroom 5'7 x 6'8 (1.70m x 2.03m)

EXTERNAL

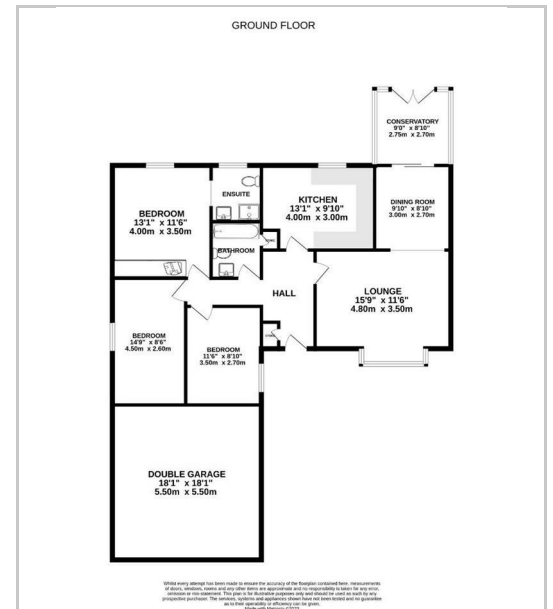
Rear Garden

Double Garage

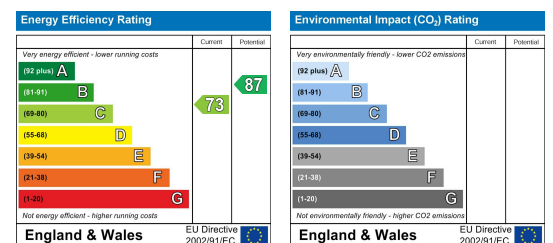
Area Map



Floor Plans



Energy Efficiency Graph



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