



*** APPROX .25 ACRE PLOT * TUCKED AWAY IN A TRANQUIL LOCATION ***

*** FOUR BEDROOMS * OPEN KITCHEN/DINING AREA * CONSERVATORY ***

*** OFF ROAD PARKING * SEPARATE LOUNGE ***

*** VERY POPULAR LOCATION * CALL TO VIEW * POTENTIAL TO EXTEND STPP ***



**144 Birchwood Road
Wilmington, DA2 7HG**

**Guide Price £700,000-
£725,000**

Village Estates are delighted to present to the market this spacious **FOUR BEDROOM** detached bungalow situated in a private driveway off the ever popular 'Birchwood Road'. Offering a generous plot of approx 0.25 of an acre and huge potential to extend further STPP. Viewing comes highly recommended...



EPC RATING E



We understand this property is Freehold.

VIEWING:

Via **Village Estates** on 01322 522111

Monday to Friday 9am-6pm, Saturday 9am-5pm, Sunday 10am-4pm

SELLING YOUR HOME?

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.