

Armstrong Close, Birchwood, Warrington, Cheshire, WA3 6DH

£235,000

Council Tax Band: B



DECEPTIVELY SPACIOUS CORNER PLOT - NOT TO BE MISSED Viewing is recommended for this corner plot property with PLENTY of space; perfect for First Time Buyer or young families.

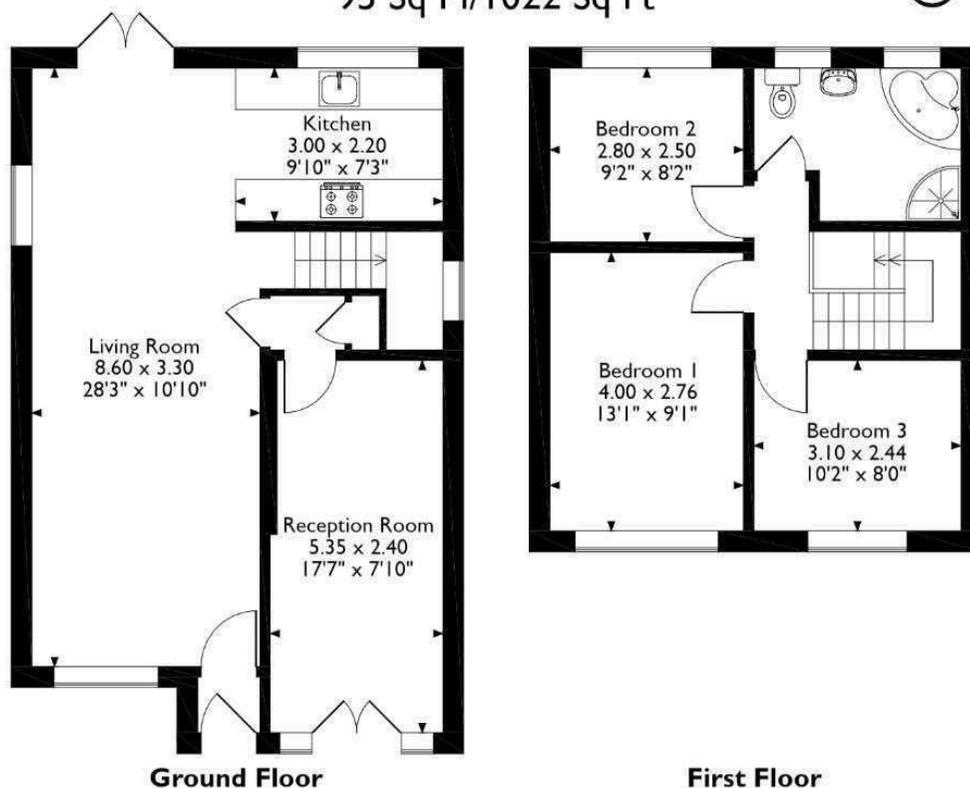
With a brand new kitchen overlooking the back garden, and attaching on to the living area; this open plan living is perfect for young families. Not only that, but with the potential to extend as well; this home could also be an ideal investment.

With transport links to the M6 and M62 nearby, and Birchwood Shopping Centre with Birchwood train station also, this property has everything you need.

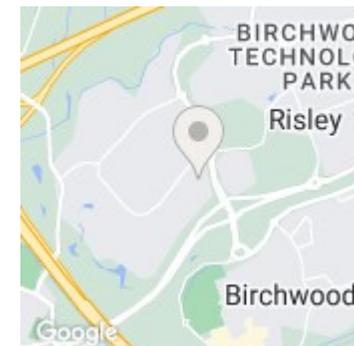


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44 Armstrong Close, Birchwood, Warrington  
Approximate Gross Internal Area  
95 Sq M/1022 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	