

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

£230,000

Council Tax Band: B





\*CORNER PLOT \* MOTIVATED VENDOR \* CLOSE TO AMENITIES \*

Welcome to this charming semi-detached house located in the desirable Armstrong Close, Birchwood. This property boasts a spacious layout with two reception rooms, three bedrooms, and a well-appointed bathroom.

Situated on a corner plot, this home enjoys an abundance of natural light, creating a warm and inviting atmosphere throughout. The three bedrooms offer ample space for a growing family or those in need of a home office or guest room.

Conveniently located close to amenities, this property offers easy access to Birchwood Shopping Centre, Birchwood Train Station, and nearby schools, making it an ideal choice for those seeking a convenient lifestyle.

Don't miss the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the comfort and potential this property has to offer.



The Hive Sankey Street, Warrington, WA1

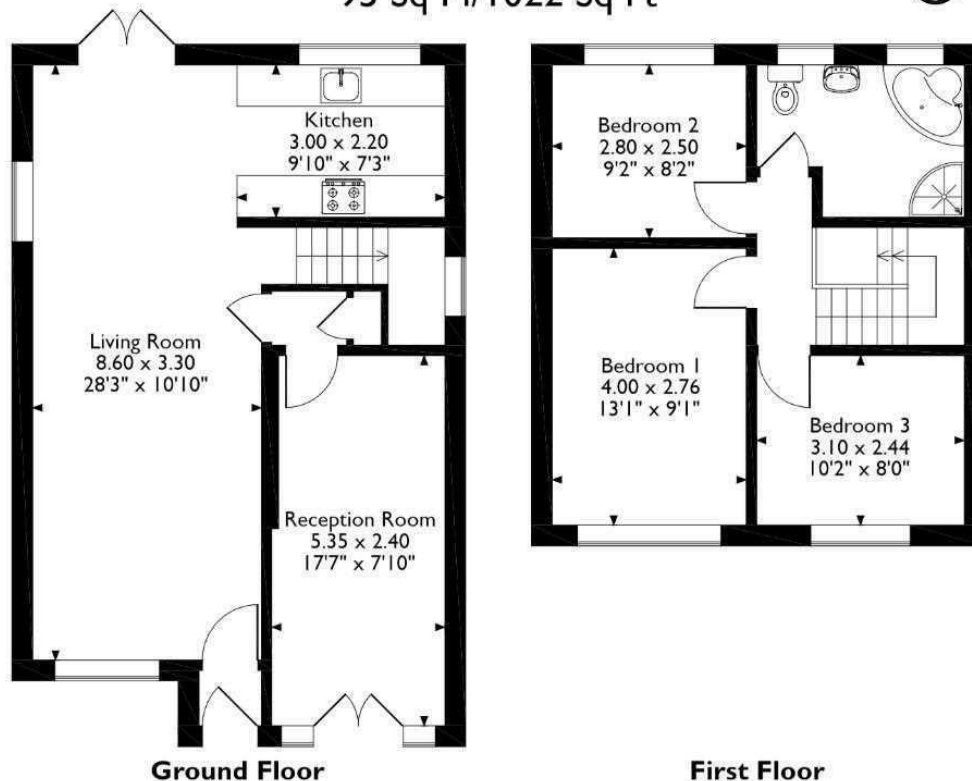
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44 Armstrong Close, Birchwood, Warrington  
Approximate Gross Internal Area  
95 Sq M/1022 Sq Ft



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>	<b>66</b>	
(55-68) <b>D</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	