

Mccarthy Close, Birchwood, WA3 6RS

Offers Over £235,000



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Council Tax Band: B

CORNER PLOT * CLOSE TO AMENITIES * MOTIVATED VENDOR

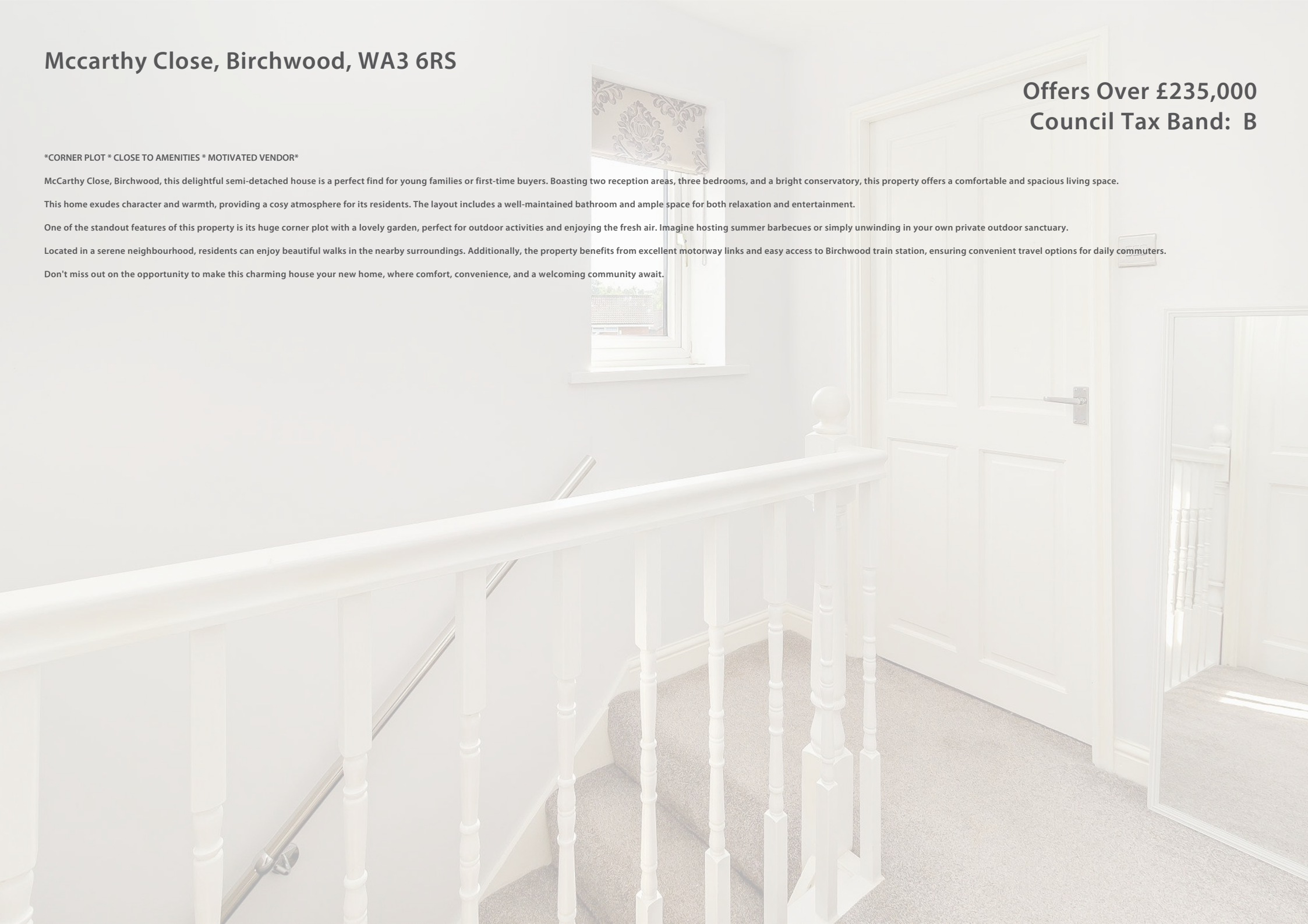
McCarthy Close, Birchwood, this delightful semi-detached house is a perfect find for young families or first-time buyers. Boasting two reception areas, three bedrooms, and a bright conservatory, this property offers a comfortable and spacious living space.

This home exudes character and warmth, providing a cosy atmosphere for its residents. The layout includes a well-maintained bathroom and ample space for both relaxation and entertainment.

One of the standout features of this property is its huge corner plot with a lovely garden, perfect for outdoor activities and enjoying the fresh air. Imagine hosting summer barbecues or simply unwinding in your own private outdoor sanctuary.

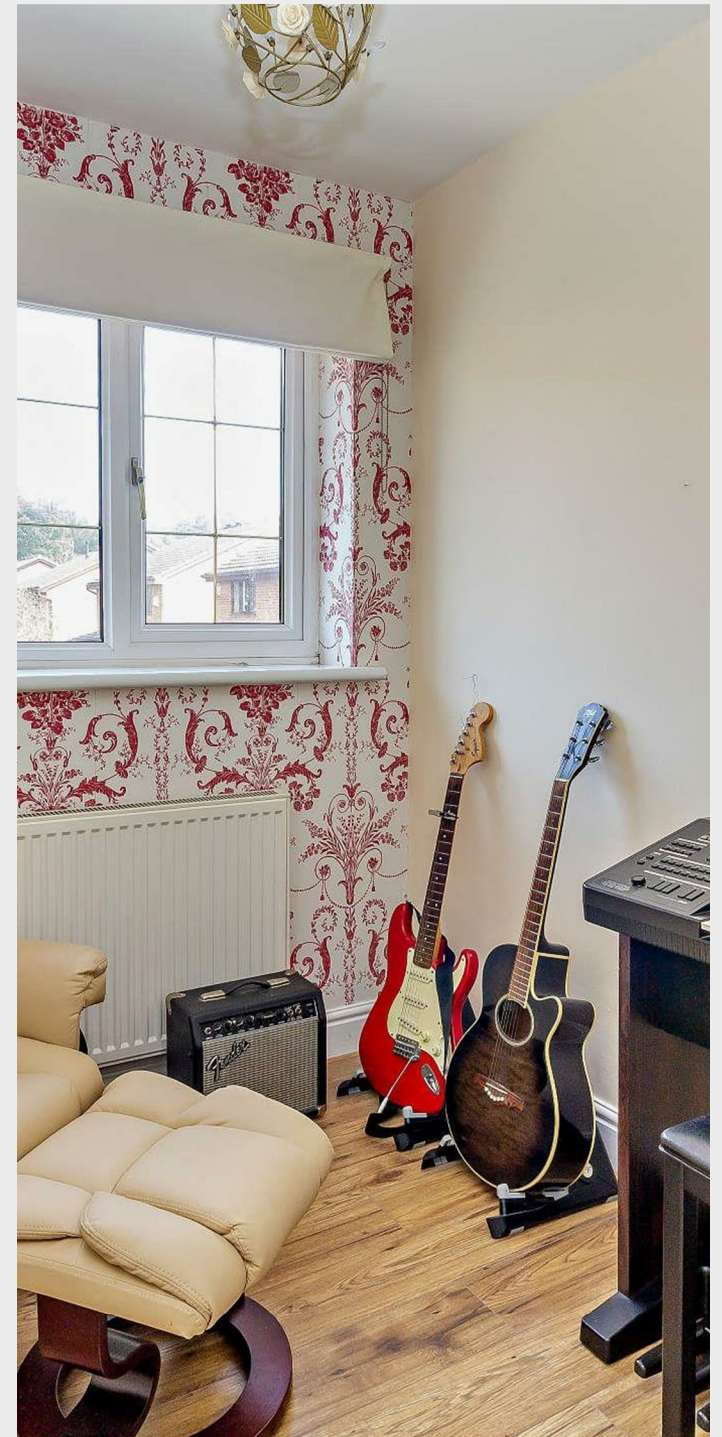
Located in a serene neighbourhood, residents can enjoy beautiful walks in the nearby surroundings. Additionally, the property benefits from excellent motorway links and easy access to Birchwood train station, ensuring convenient travel options for daily commuters.

Don't miss out on the opportunity to make this charming house your new home, where comfort, convenience, and a welcoming community await.





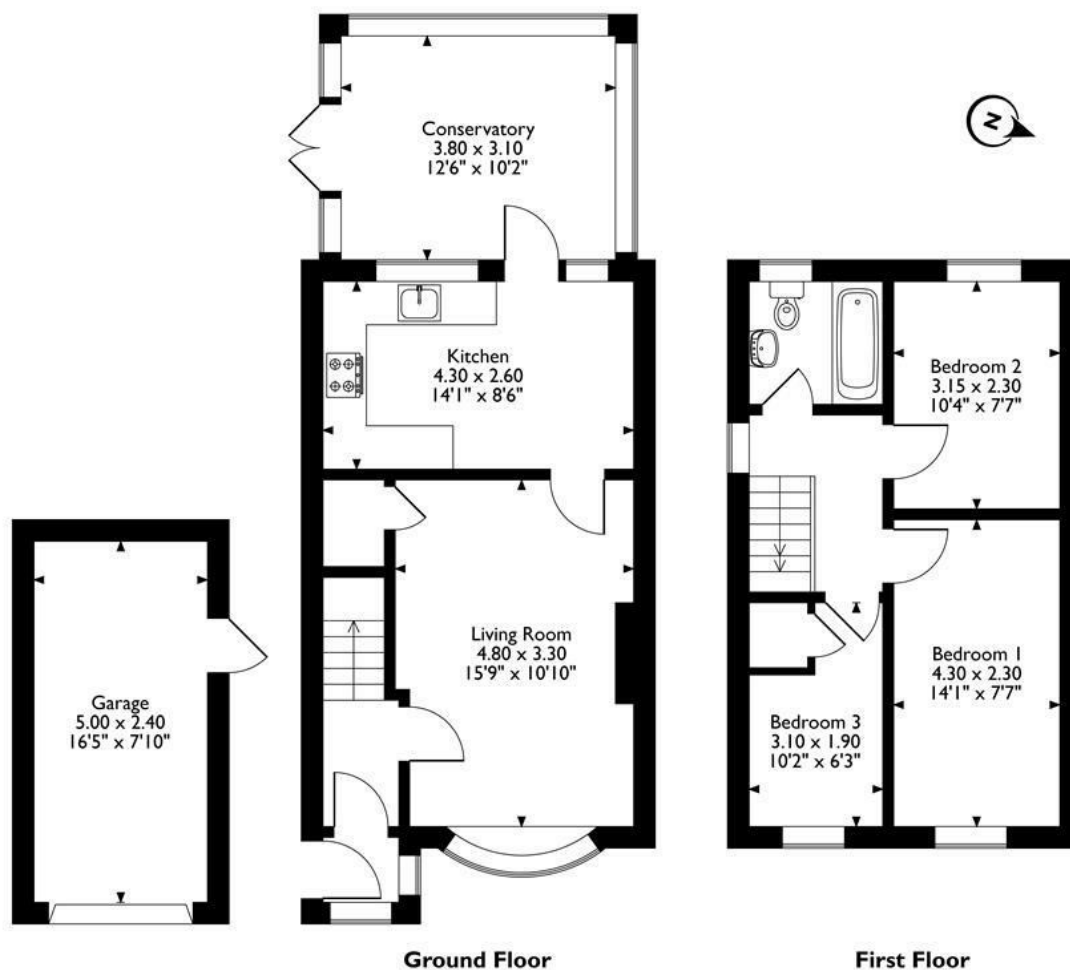




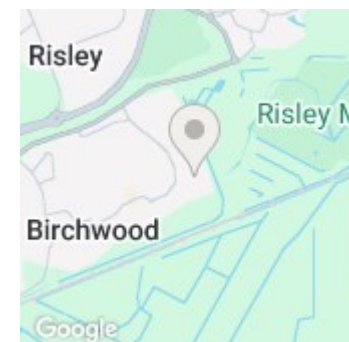
9 McCarthy Close, Birchwood, Warrington
 Approximate Gross Internal Area
 Main House = 78 Sq M/839 Sq Ft
 Garage = 12 Sq M/129 Sq Ft
 Total = 90 Sq M/968 Sq Ft



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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) A			
(81-91) B			86
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	