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## 12 Birchdale Road, Warrington, WA4 5AR

**£245,000**

DELIGHTFUL MEWS PROPERTY, TWO DOUBLE BEDROOMS, OVERLOOKING THE BRIDGWATER CANAL, IDYLIC LOCATION, CLOSE TO THE VILLAGE CENTRE, IDEAL FIRST TIME BUY, NO ONWARD CHAIN, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this delightful mews style property located on Birchdale Road in the heart of Stockton Heath. Benefitting from no onward chain the accommodation briefly comprises: Entrance hallway, fitted kitchen with oven and hob, spacious lounge with French doors opening to a decked balcony, two double bedrooms and a family bathroom. Externally the property has off road parking and a secluded balcony to the rear which overlooks the Canal. Located in one of Warrington's most sought after residential areas and just a short walk from Stockton Heath village and its many shops, bars and restaurants and with excellent road links. No Onward Chain. Viewing highly recommended.

## LOUNGE



Spacious lounge with Upvc double glazed French door leading to the rear decked balcony, wood laminate flooring, feature fireplace.

## KITCHEN



Fitted with a range of wall and base units incorporating a sink unit with mixer tap, built in electric oven and gas hob with extractor over, part tiled walls, Upvc double glazed window to the front elevation.

## FIRST FLOOR LANDING

### BEDROOM ONE



Double bedroom with fitted wardobes, Upvc double glazed window to the rear elevation.

### BEDROOM TWO



Double bedroom with a UPvc double glazed window to front elevation.

## BATHROOM/W.C



Fitted with a three piece suite comprising: Pedestal wash hand basin, low level w.c and panelled bath with shower and screen, part tiled walls.

## OUTSIDE



Externally to the front there is a hardstanding with raised brick planter, the rear decked balcony area has views over the canal.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		