



Chaffinch Close, Birchwood

Warrington

Freshly Decorated • Three Bedroom Property • Spacious Lounge • Driveway Parking • New Bathroom Fitted • Rear Garden • Bright Sunroom • Integrated Kitchen • Close to Local Amenities • Investment Opportunity • First Time Buyers



Mark Antony
SALES & LETTING AGENTS

SCAN
ME!



INTERIOR

Freshly painted and ready to move into, this three-bedroom terraced home offers bright, modern living throughout.

Entry is via a welcoming hallway that leads you into the ground floor rooms. The modern kitchen features integrated appliances, ideal for everyday cooking, along with a convenient breakfast bar. The spacious lounge provides plenty of room for relaxing with family and friends.

To the rear of the property is a bright and inviting sunroom, a versatile space that can be used as a second sitting room, dining area, or children's playroom. The ground floor also benefits from a convenient downstairs toilet.

Upstairs, you'll find two generous double bedrooms offering calm, comfortable spaces to unwind after a long day. The third single bedroom works perfectly as a nursery, home office, or guest room. Completing the first floor is a newly fitted bathroom featuring a modern three piece suite and an over bath shower.



GARDEN

The rear garden is designed for low maintenance, featuring Astroturf and a small planted bedding area to the side. It provides an ideal spot for relaxing during the summer months, especially with the patio doors open to the sunroom. The property also benefits from a driveway with space for two cars.



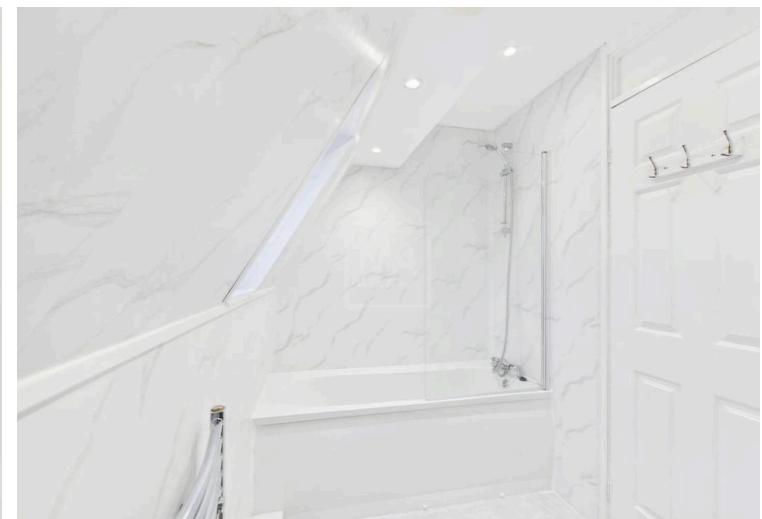
LOCATION

Birchwood is a popular suburb north of Warrington with excellent transport links. It offers great amenities, including two supermarkets, a range of shops at Birchwood Shopping Centre, a leisure centre, and a golf club. The area has several well-regarded primary and secondary schools, making it ideal for families. It's also convenient for professionals, with regular train connections and quick access to the motorway network.

GENERAL INFORMATION

- › Tax band: A
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: C







VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
 Please use Street or contact us to
 arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
 Items may be available under
 separate negotiation.

Note: These sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.

