



4 Kingfisher Close, Birchwood

Offers Over £180,000

Miller Metcalfe
Every step of the way

4 Kingfisher Close

Birchwood, Warrington

Ideally located in the popular area of Birchwood, close to excellent local schools, amenities, and transport links, this well-presented three-bedroom home is an ideal purchase for first-time buyers or investors looking to expand their buy-to-let portfolio.

The accommodation briefly comprises a welcoming entrance hall leading to a spacious kitchen/diner, fitted with a range of wall and base units, a breakfast bar, gas hob, electric oven, and space for a fridge/freezer and dishwasher. A separate utility room provides additional storage, plumbing for a washing machine and tumble dryer, and a convenient downstairs WC.

The generously sized lounge features an attractive electric fireplace and flows seamlessly into the dining area, where sliding patio doors open onto the rear garden, creating a great space for both relaxing and entertaining.

To the first floor are three well proportioned bedrooms and a family bathroom fitted with a low-level WC, wash basin, and bath with shower over. The property also benefits from several useful storage cupboards throughout.

Externally, the property offers allocated parking to the front. To the rear is a spacious, split-level garden designed for low maintenance. The lower level is mainly laid to patio, perfect for outdoor dining, while a few steps lead up to a generous lawned area, ideal for children, pets, or further landscaping.

Offering fantastic potential in a sought-after location, this property represents an excellent opportunity for a wide range of buyers. Early viewing is highly recommended to fully appreciate everything this home has to offer. Contact our office today to arrange your viewing.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



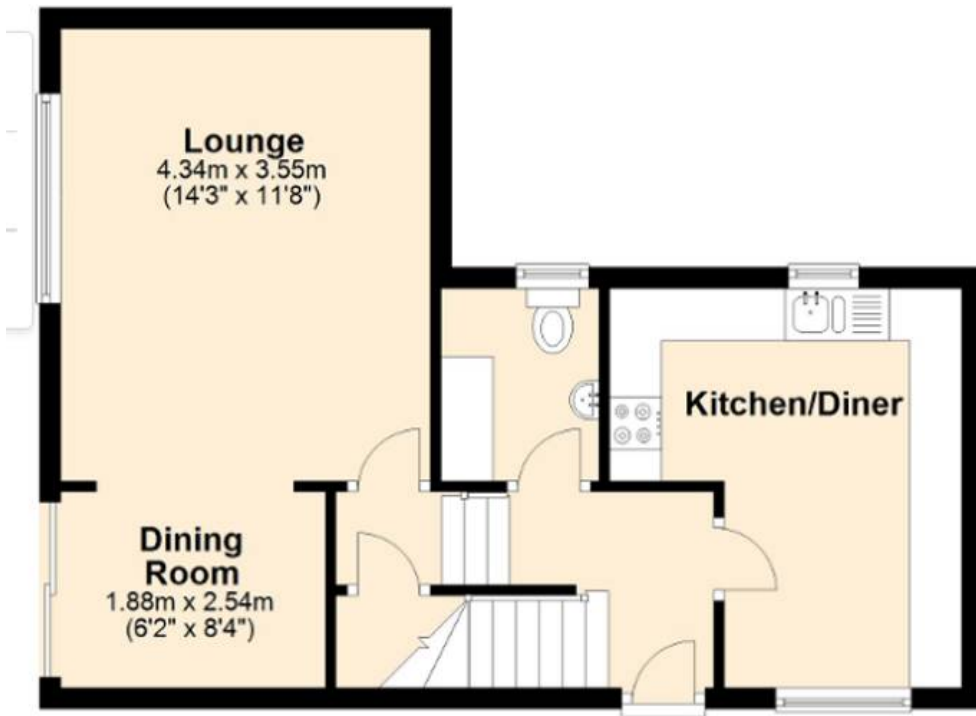






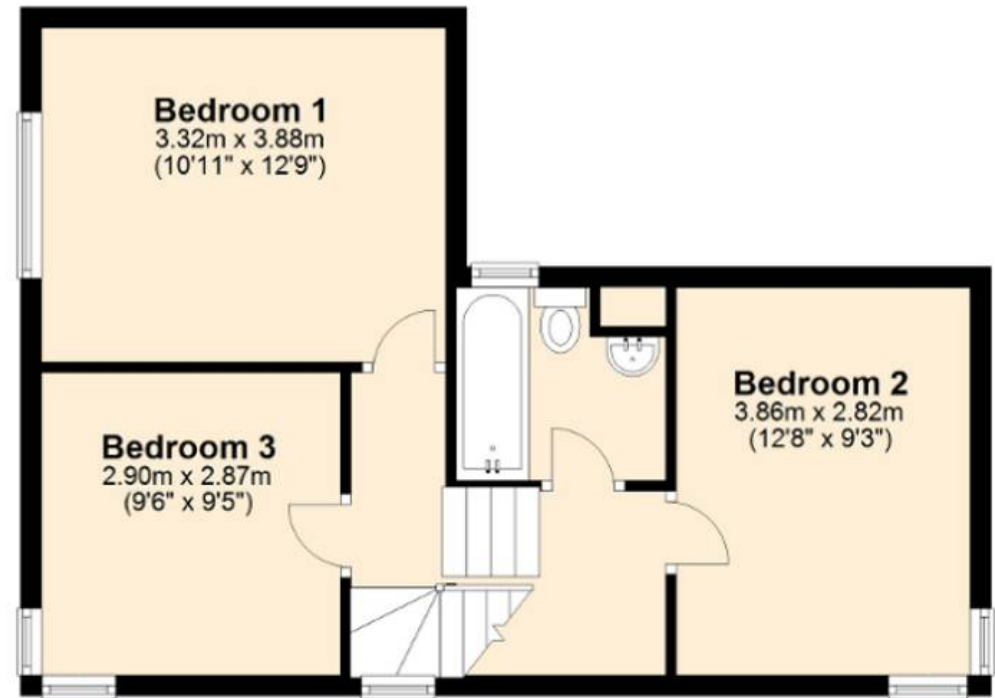
Ground Floor

Approx. 42.0 sq. metres (452.6 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.6 sq. feet)



Total area: approx. 85.5 sq. metres (920.2 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.
Plan produced using PlanUp.



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