



5 Kelsall Close, Birchwood

Offers Over £450,000

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5 Kelsall Close

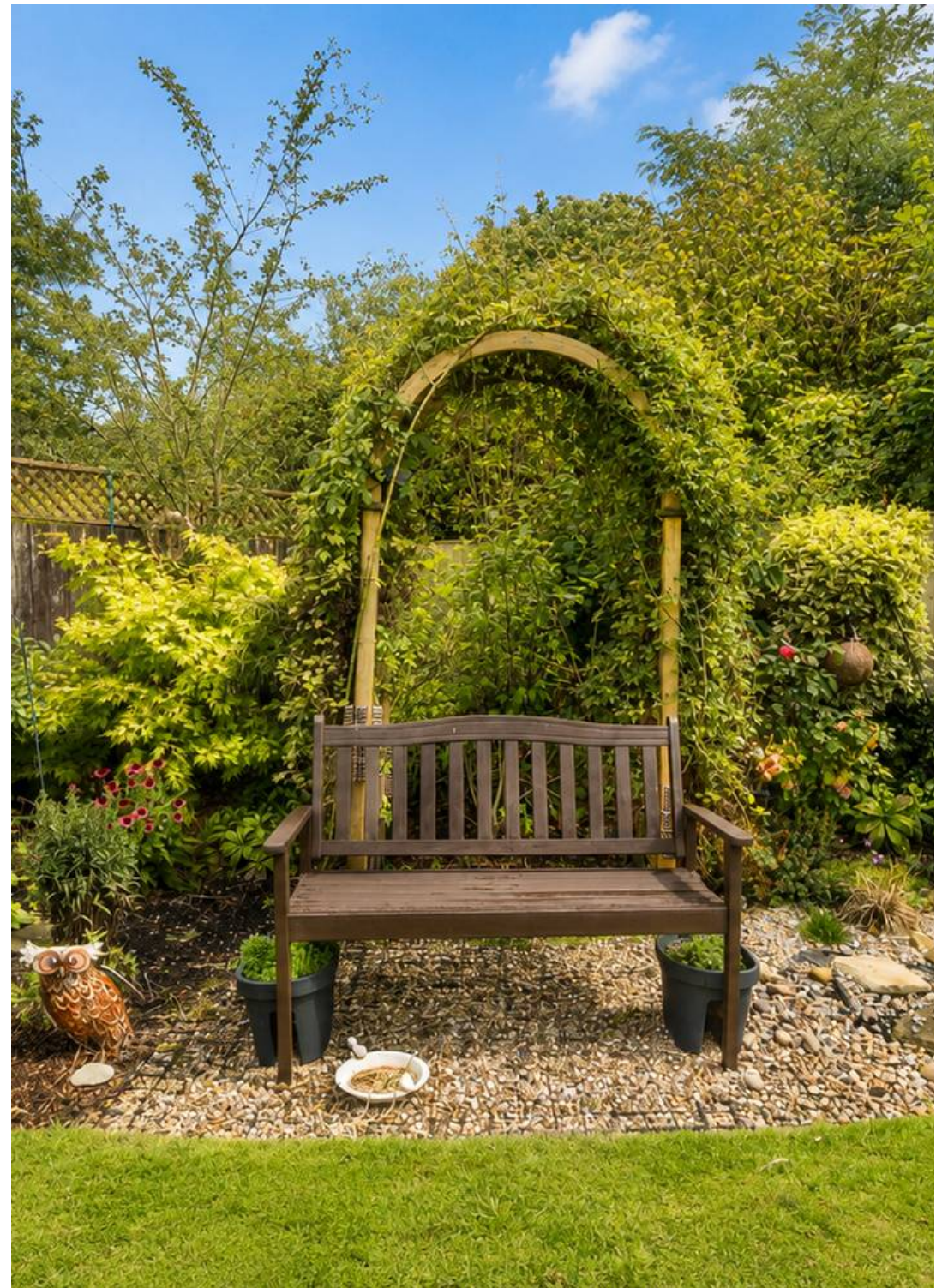
Birchwood, Warrington

Ideally situated in the sought-after Birchwood area, on the popular Kelsall Close, we are delighted to bring to the open market this superb three/four-bedroom semi-detached true bungalow. Offering spacious and versatile accommodation throughout, the property is ideally positioned for local amenities, excellent transport links and everyday convenience. The home also benefits from stunning wrap-around gardens, a generous driveway and a double garage.

Upon entering, you are welcomed by a useful porch with storage, leading into the heart of the home, an impressive modern kitchen/diner. The kitchen is fitted with a comprehensive range of wall and base units, complemented by a generous central island. There is an induction hob, dishwasher, microwave oven, electric oven and Quooker tap, together with space for a fridge freezer. The adjoining utility room provides additional wall and base units, with space and plumbing for a washing machine and tumble dryer. The spacious L-shaped lounge is a wonderful feature of the property, boasting a feature fireplace, two large windows and patio doors opening directly onto the gardens, creating a bright and welcoming living space with plenty of natural light. There is also a further reception room currently used as a study, which offers excellent versatility and could equally be used as a fourth bedroom, playroom, hobby room or home office. The property offers three generously proportioned double bedrooms, all benefiting from built-in wardrobes. The impressive master bedroom further benefits from a private en-suite bathroom, comprising a bath, WC, wash hand basin and walk-in shower. Completing the internal accommodation is a modern family bathroom, fitted with a shower, WC and wash hand basin.

Externally, the property continues to impress. A private driveway provides ample off-road parking and leads to a substantial double garage, offering excellent storage and parking facilities. The beautifully maintained wrap-around gardens provide a wonderful outdoor space, with the garden thoughtfully divided into lawned areas and complemented by attractive flower borders, established shrubs and a charming patio area. There is also a courtyard with veranda, providing an ideal space for outdoor seating and entertaining.

A superb true bungalow offering spacious accommodation, excellent versatility and beautifully landscaped gardens, all in a highly convenient Birchwood location. Early viewing is highly recommended to fully appreciate all this property has to offer.









GROUND FLOOR
1473 sq.ft. (136.8 sq.m.) approx.



TOTAL FLOOR AREA : 1473 sq.ft. (136.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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