



38 Spires Gardens, Winwick

Offers Over £250,000

Miller Metcalfe
Every step of the way

38 Spires Gardens

Winwick, Warrington

***OFFERED CHAIN FREE ***

Situated within the popular Spires Gardens development, this well-presented three-bedroom property offers comfortable and versatile accommodation, ideal for modern family living.

Upon entering, you are greeted by a welcoming lounge/diner featuring a gas fire and patio doors providing direct access to the rear garden. This bright and versatile living space is perfect for relaxing with family or entertaining guests.

The modern fitted kitchen offers a range of wall and base units, along with a selection of integrated and freestanding appliances, including a microwave, electric oven, gas hob, fridge freezer, dishwasher and washing machine. A downstairs WC completes the ground floor accommodation.

To the first floor, there are three well-proportioned bedrooms, with the principal bedroom benefiting from a private en-suite shower room. The remaining bedrooms are served by a family bathroom fitted with a shower over the bath, WC and wash basin.

Externally, the property enjoys a private, low-maintenance rear garden, ideal for outdoor relaxation and summer entertaining. An allocated parking space further adds to the convenience of this attractive home.

Spires Gardens is ideally located for access to a range of local amenities, schools and transport links, making this property an excellent choice for families and professionals seeking a home in a convenient location.

Early viewing is strongly recommended. Contact us today to arrange your appointment!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

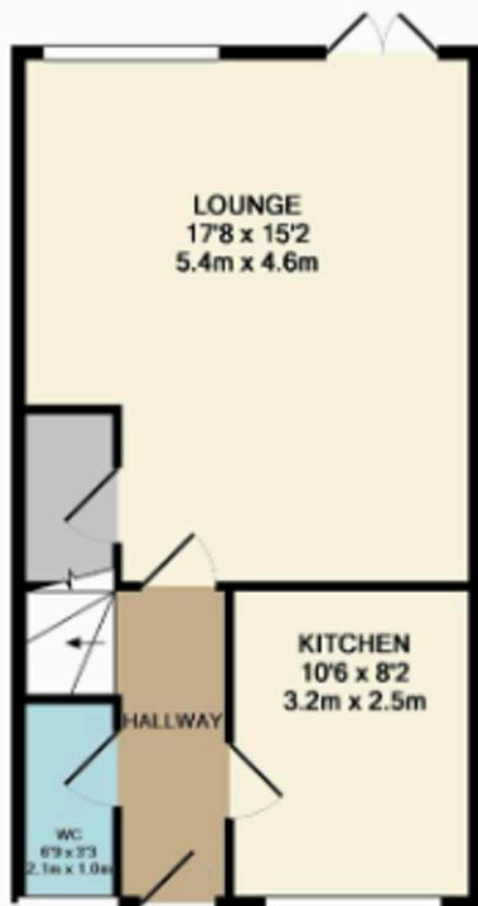
EPC Environmental Impact Rating: C



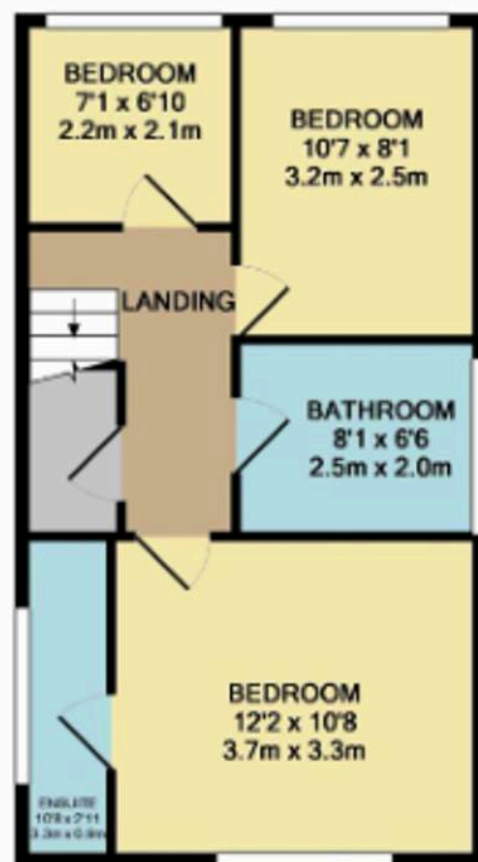








GROUND FLOOR
APPROX. FLOOR
AREA 427 SQ.FT.
(39.6 SQ.M.)

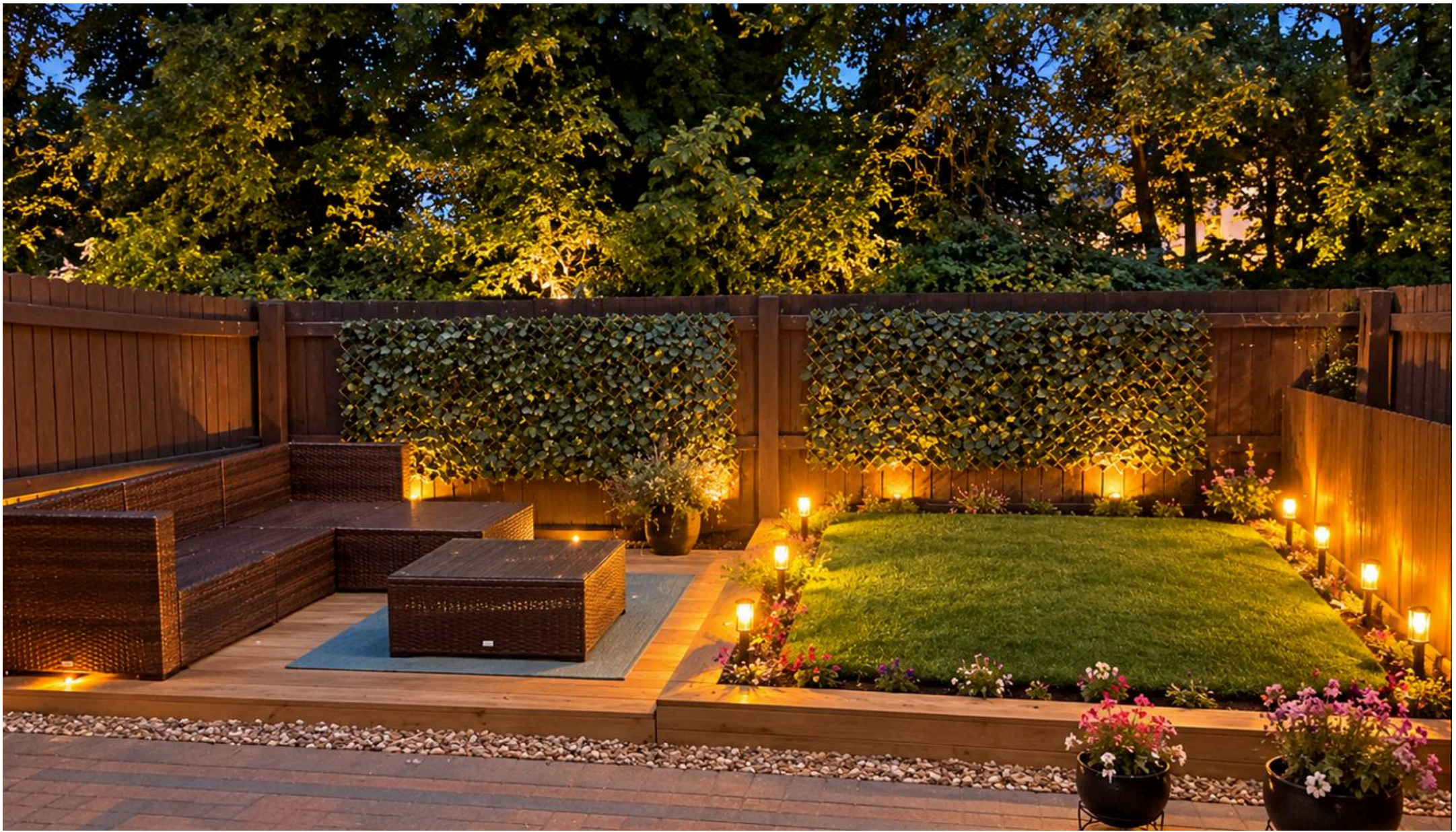


1ST FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 847 SQ.FT. (78.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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