



6 Dove Close, Birchwood

In Excess of £240,000

Miller Metcalfe
Every step of the way

6 Dove Close

Birchwood, Warrington

Ideally located in the popular Birchwood area, this well-presented three-bedroom semi-detached property is conveniently situated close to excellent schools, transport links and a wide range of local amenities. Offered in move-in condition, the property would make an ideal family home.

The accommodation briefly comprises a welcoming porch leading into a spacious family lounge, which in turn opens into a bright and practical open-plan kitchen/diner. The kitchen is fitted with a range of wall and base units and benefits from an induction hob, fridge freezer, dishwasher and washing machine. Patio doors providing direct access to the beautiful rear garden.

To the first floor are two generous double bedrooms, a well-proportioned single bedroom and a modern family bathroom comprising a shower over the bath, WC and wash hand basin.

Externally, the property benefits from a block-paved driveway providing parking for multiple vehicles, together with an EV charging point. To the rear is a private, enclosed garden, mainly laid to lawn, with a decking area and patio, providing the perfect space for entertaining and family gatherings during the summer months.

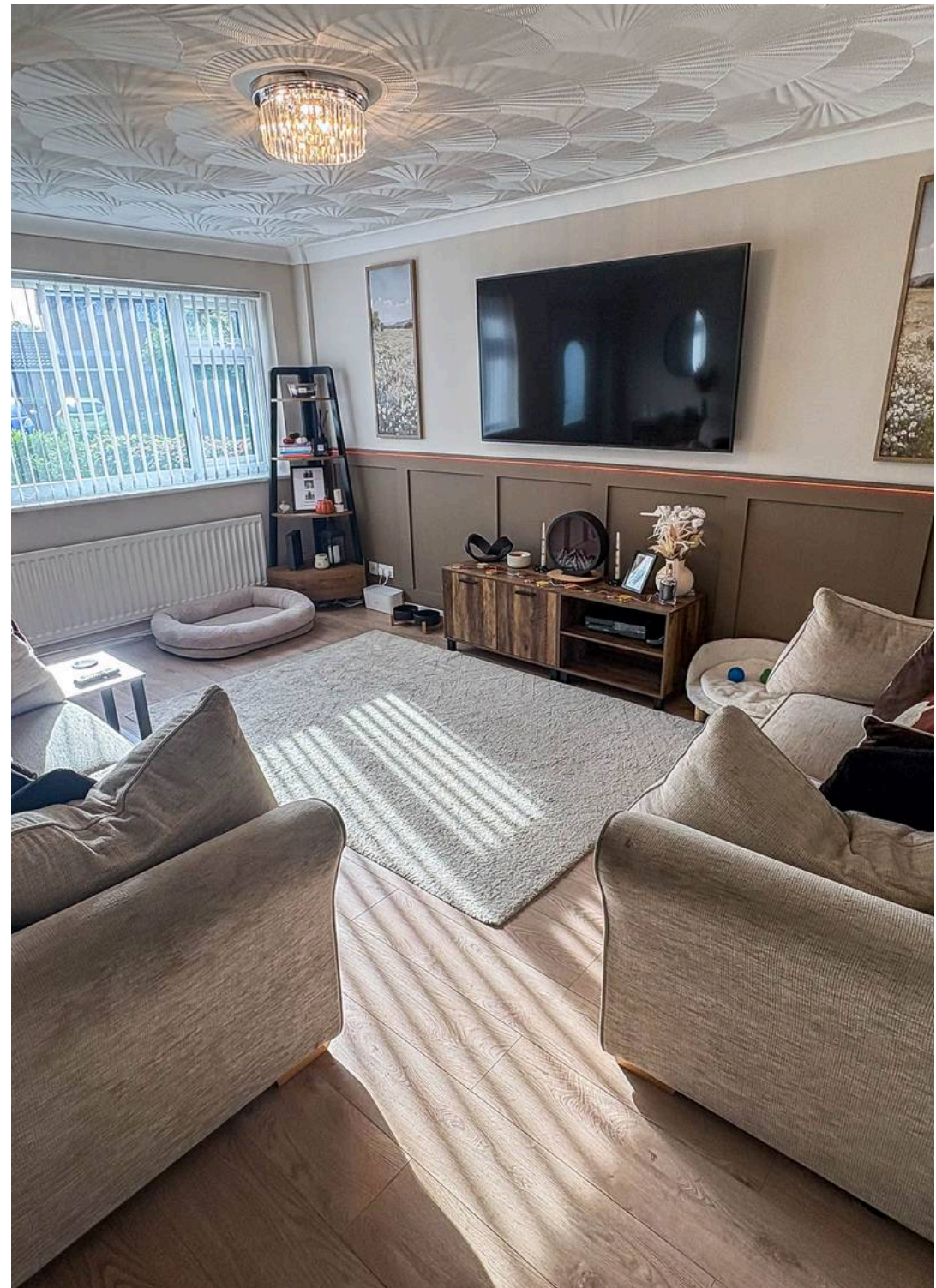
We anticipate a high level of interest in this property, so early viewing is highly recommended. Please contact our office to arrange your appointment.

Council Tax band: B

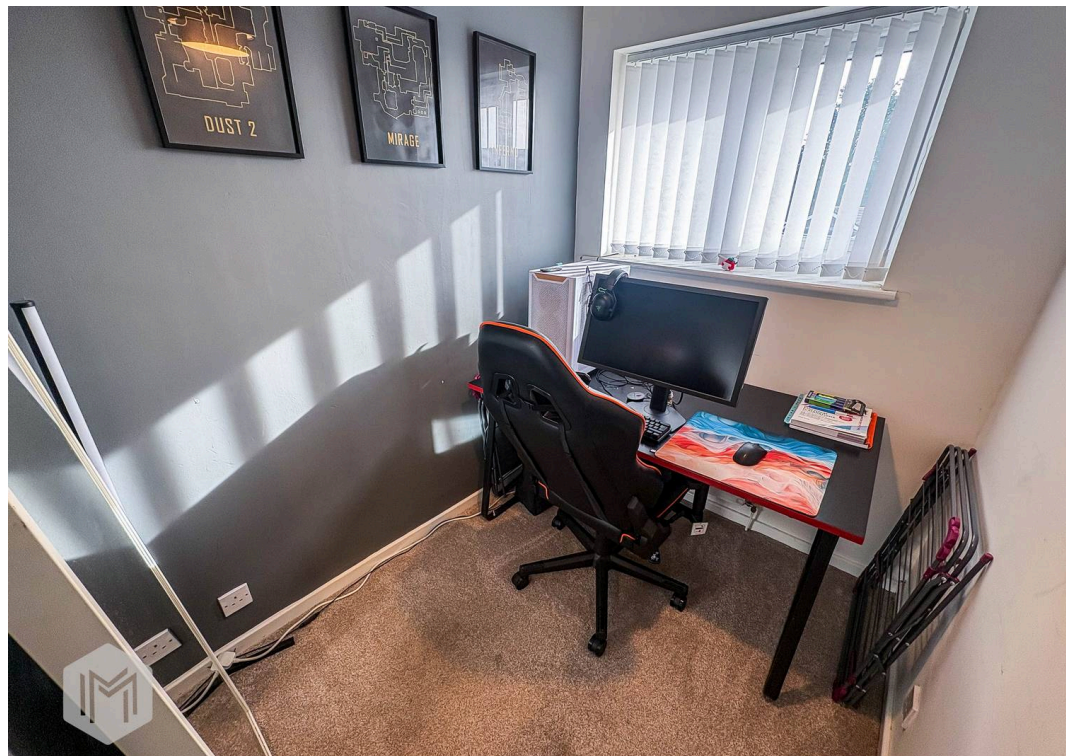
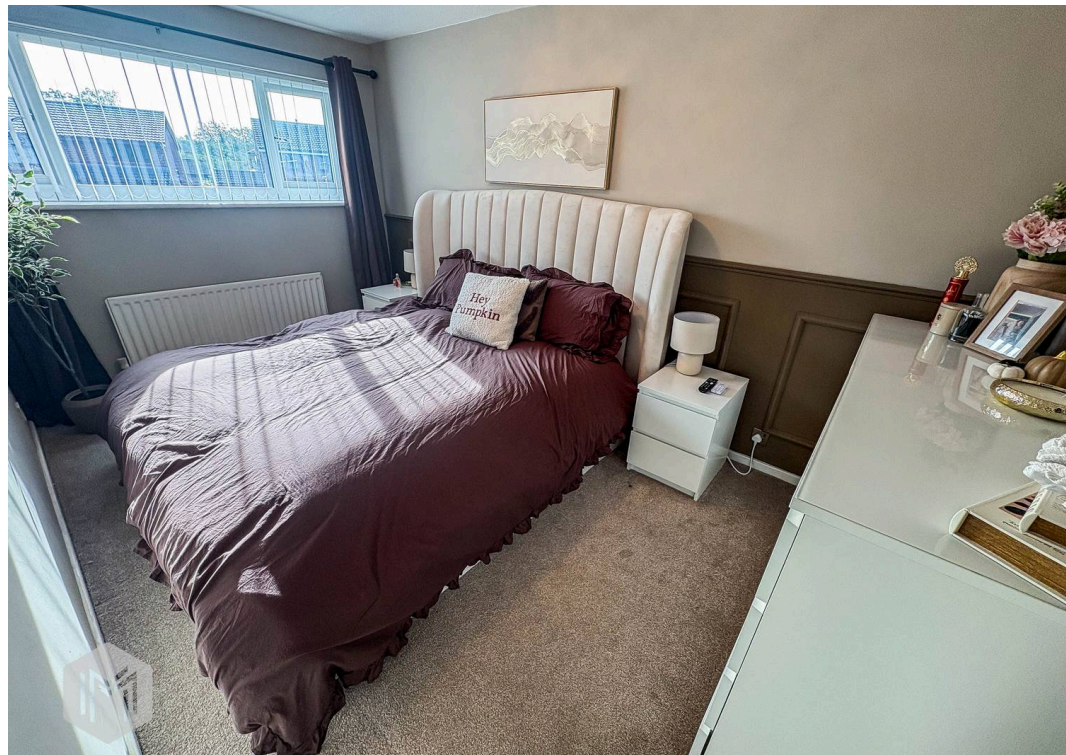
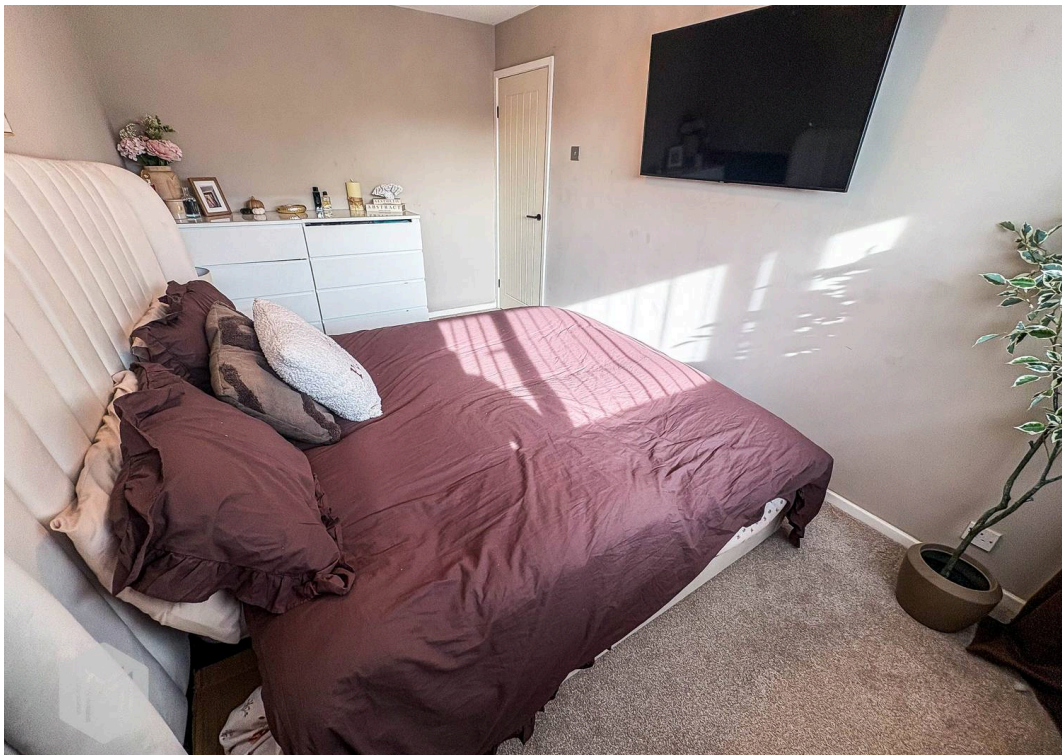
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

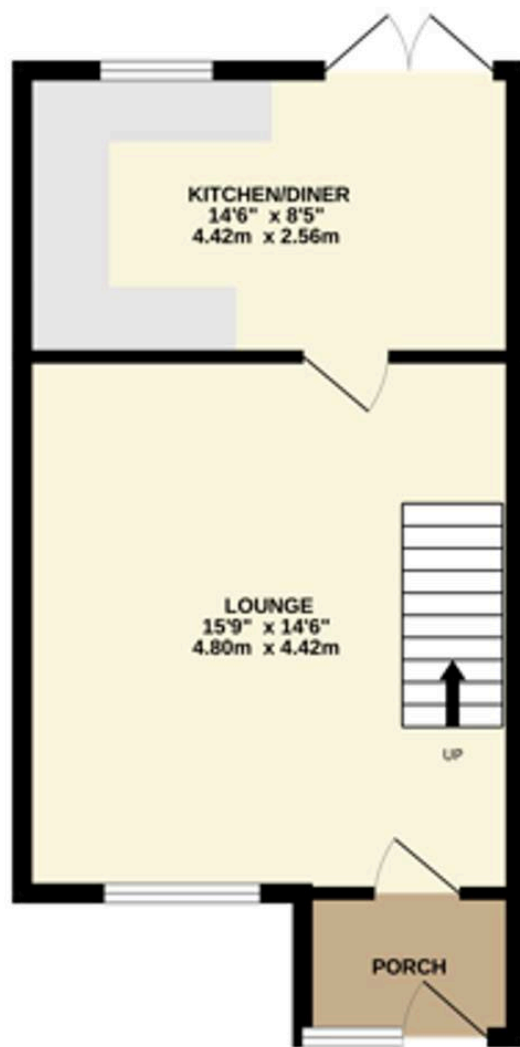




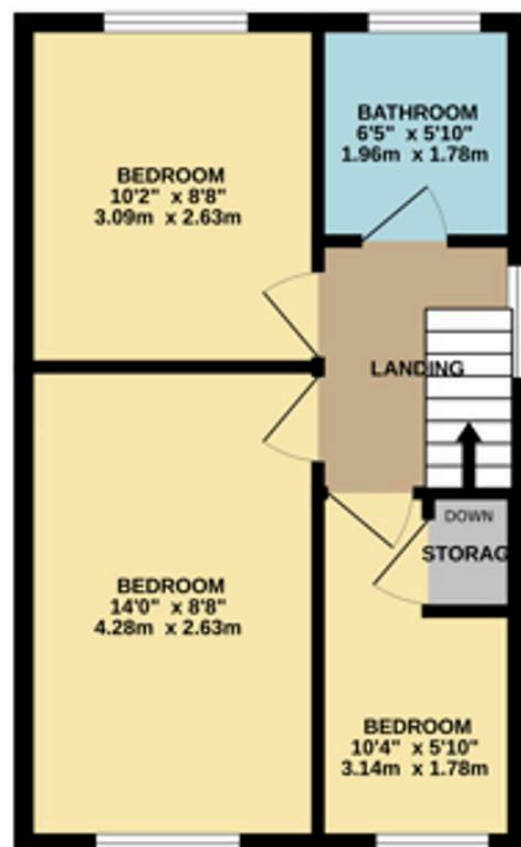




GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 727 sq.ft. (67.6 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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Miller Metcalfe - Culcheth

Miller Metcalfe, 441 Warrington Road - WA3 5SJ

01925 762083 • culcheth@millermetcalfe.co.uk • millermetcalfe.co.uk/

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