



Bowland Close, Birchwood

Freehold

Investment Opportunity • First Time Buyers • Driveway Parking • Garage • Two Bedroom Property • Close To Amenities • Spacious Throughout • Quiet Residential Area



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Nestled within a quiet and well-established residential area, this delightful two-bedroom semi-detached home presents an excellent opportunity for first-time buyers, downsizers, or investors alike.

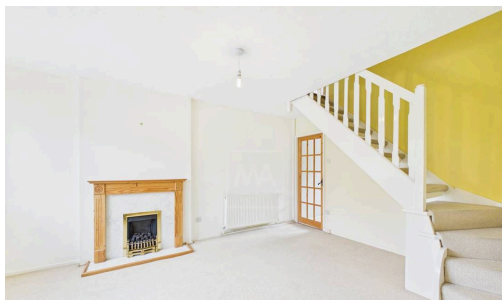
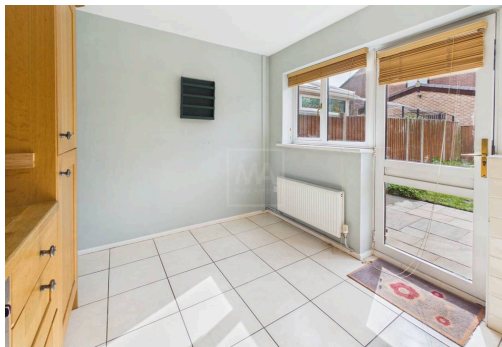
Beautifully presented throughout, the property offers a wonderful balance of comfort, practicality, and modern living. Upon entering, you are welcomed into a spacious and inviting lounge, creating the perfect setting for relaxing with family, enjoying cosy evenings, or entertaining friends. The adjoining kitchen is both stylish and functional, offering ample storage and workspace, making meal preparation a pleasure. Upstairs, the property continues to impress with two generously proportioned bedrooms, both filled with natural light and providing comfortable spaces to unwind at the end of the day. Whether used as bedrooms, a home office, or a hobby room, the versatile accommodation can easily adapt to a variety of lifestyles. Completing the first floor is a well-appointed family bathroom, fitted with contemporary fixtures and finished to a tasteful standard.



EXTERIOR

Additional benefits of this property include a generous rear garden, ample driveway parking for added convenience, and a garage providing valuable additional storage space or secure off-road parking.

The location is particularly appealing, with a range of local amenities situated nearby, including shops, schools, and transport links, making daily life straightforward and stress-free. Whether you are looking to take your first step onto the property ladder or seeking a solid investment in a sought-after area, this attractive two-bedroom home represents a rare opportunity to acquire a property that combines comfort, convenience, and long-term value. The property is only a short walk from Gorse Covert Primary school which has a good Ofsted rating. It is also close to Birchwood park and Risley Moss.



LOCATION

Conveniently located close to excellent transport links, Birchwood is a popular location north of Warrington Town Centre. Residents in the area have access to a great selection of amenities, including two supermarkets and a range of high street shops at Birchwood Shopping Centre. The area also benefits from a leisure centre and golf club. The suburb is home to a number of excellent primary and secondary schools, making it a popular family location. It is also ideal for professionals who commute to neighbouring cities. Birchwood Train Station provides regular connections to Manchester and Liverpool and the motorway network is just a few minutes' drive away.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

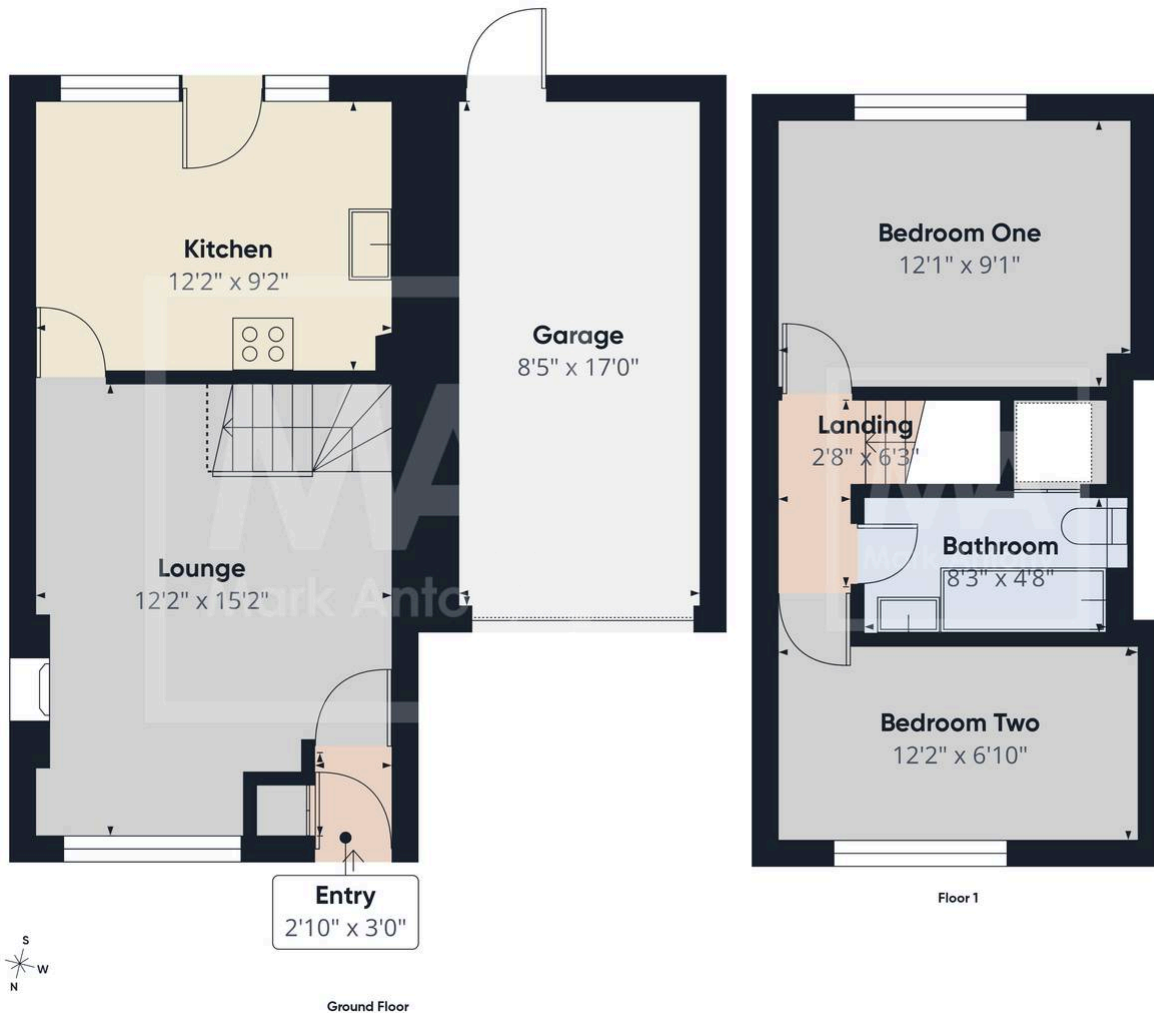




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Approximate total area^m

703 ft²

Reduced headroom

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.



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