





15 Eccleston Close, Birchwood, Warrington, WA3 7NL
£315,000

Occupying a popular residential location, this well-maintained three-bedroom detached family home offers a fantastic combination of spacious living accommodation, modern features and attractive outdoor space.

The property benefits from uPVC double glazing, gas central heating, an impressive modern fitted breakfast kitchen, separate study, downstairs WC and three well-proportioned bedrooms.

Externally, the property occupies a good-sized plot with a large driveway providing ample off-road parking, alongside a detached single garage. To the rear, the enclosed garden features a paved patio and AstroTurf lawn, creating an attractive, low-maintenance outdoor space, ideal for outdoor dining, entertaining and relaxation.

Accommodation

Ground Floor

Entrance Hall

Welcoming entrance hall with doors providing access to the downstairs WC and lounge.

Downstairs W/C

Fitted with a low-level WC and wash hand basin.

Lounge - 14'3" x 11'11" (4.34m x 3.64m)

A well-proportioned reception room featuring two uPVC double-glazed windows and a radiator. The lounge also provides access to the stairs rising to the first floor and a door leading through to the study.

Study - 8'2" x 5'7" (2.49m x 1.69m)

A useful additional room, ideal as a home office or study, with uPVC double-glazed window and radiator. The study also provides access through to the kitchen/diner.

Breakfast Kitchen - 17'6" x 8'6" (5.33m x 2.58m)

A spacious and practical family kitchen/diner, newly fitted with a range of modern wall and base units incorporating a number of fitted appliances. Features include a range-style oven and grill, extractor hood, sink and drainer and a useful breakfast bar. There is a uPVC double-glazed window, together with doors leading directly to the rear garden.

First Floor

Landing

Central landing providing access to all three bedrooms and the family bathroom.

Bedroom One - 11'11" x 8'6" (3.62m x 2.60m)

A well-proportioned double bedroom with uPVC double-glazed window and radiator.

Bedroom Two - 11'11" x 11'7" (3.62m x 3.54m)

A generous second bedroom offering excellent space for a double bedroom suite, with uPVC double-glazed window and radiator.

Bedroom Three - 8'9" x 7'7" (2.66m x 2.31m)

A versatile third bedroom with uPVC double-glazed window and radiator, suitable for a child's bedroom, guest room or home office.

Family Bathroom - 6'9" x 5'9" (2.07m x 1.74m)

Fitted with a modern three-piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with shower attachment. The bathroom benefits from shower boards and a uPVC double-glazed window.

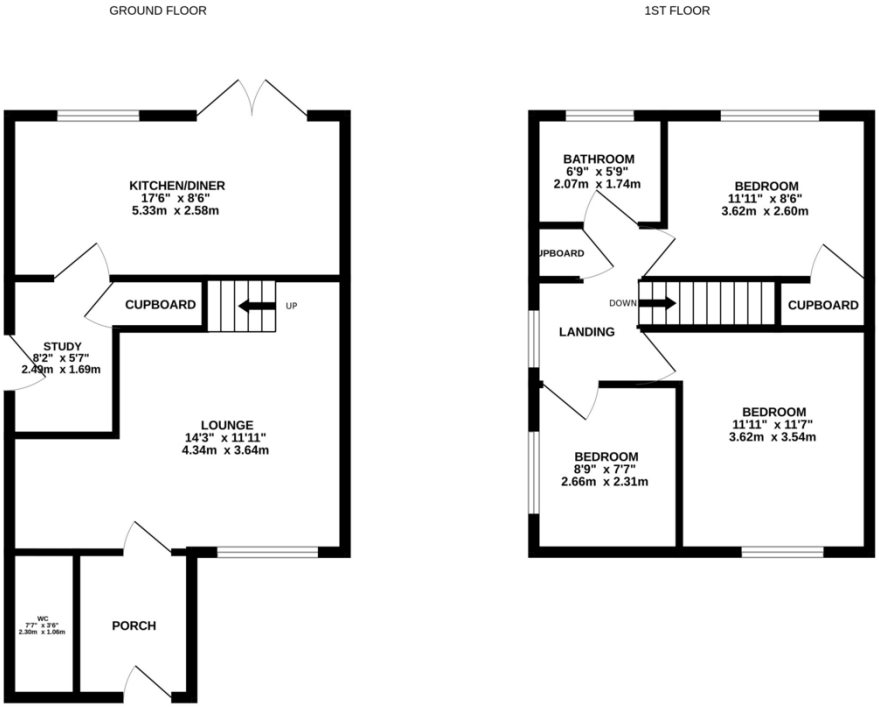
Outside

The property occupies an attractively sized plot with a large driveway to the front, providing off-road parking for numerous vehicles and giving access to the detached single garage.

The rear garden is enclosed and designed for ease of maintenance, featuring an AstroTurf lawn and paved patio area. The garden provides an excellent space for outdoor dining, entertaining and relaxing, offering a pleasant outdoor area to enjoy throughout the year.







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