RIDGEWAY
RESIDENTIAL SERVICES

Birch Grove
Warrington









- Spacious Semi Detached Property
- Three Bedrooms
- Idylic Summer House
- Beautiful Picturesque Garden
- Two Reception Rooms
- Large Conservatory
- Cul De Sac Location
- Viewing Essential

Offers Over £300,000

www.ridgewayresidential.co.uk



This delightful semi-detached house presents an excellent opportunity for families and professionals alike. With its inviting façade and well-maintained exterior, the property boasts a warm and welcoming atmosphere from the moment you arrive.

Inside, you will find two spacious reception rooms, perfect for both relaxation and entertaining. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a stylish conservatory dining area for hosting friends. The natural light that floods through the windows enhances the inviting ambiance, making these rooms a true highlight of the home.

The property features three well-proportioned bedrooms, providing ample space for family members or guests. Each room offers a comfortable retreat, ensuring a peaceful night's sleep. The layout is practical and functional, catering to the needs of modern living.

Completing this charming home is a well-appointed bathroom, designed for both convenience and comfort. The layout allows for easy access from all areas of the house, making it ideal for busy mornings or relaxing evenings.

Birch Grove is a sought-after location, known for its friendly community and proximity to local amenities. Residents can enjoy easy access to shops, schools, and parks, making it an ideal setting for families. With excellent transport links nearby, commuting to Warrington and beyond is both straightforward and efficient.

In summary, this semi-detached house in Birch Grove offers a wonderful blend of space, comfort, and convenience. It is a perfect choice for those looking to settle in a vibrant and welcoming neighbourhood. Don't miss the chance to make this lovely property your new home.

Entrance Hall Way
6'4" x 14'7" (1.95 x 4.46)

Lounge
10'1" x 11'4" (3.08 x 3.47)

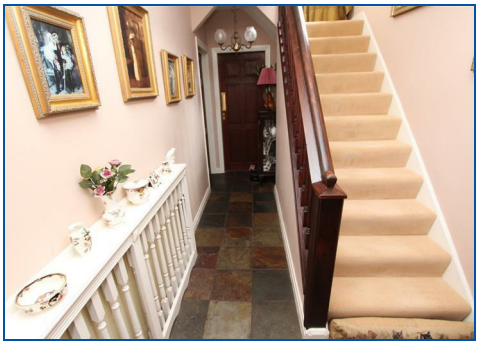
Dining Room
11'4" x 11'9" (3.46 x 3.6)

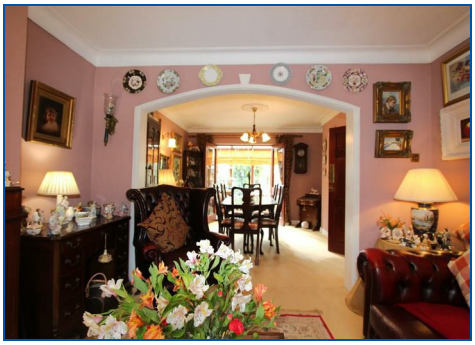
Kitchen
19'8"'13'1" x 11'4" (6'4 x 3.46)

Conservatory
13'5" x 18'2" (4.1 x 5.54)

Landing
6'2" x 6'3" (1.9 x 1.93)

Bedroom 1
11'10" x 9'7" (3.61 x 2.94)











Bedroom 2
11'5" x 12'0" (3.49 x 3.67)

Bedroom 3
6'10" x 7'3" (2.1 x 2.21)

Tenure
Freehold

Viewings
Viewings strictly via the selling agents Ridgeway Residential Estate Agents.

Declaration
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT THEY ARE NOT GUARANTEED AND DO NOT FORM ANY PART OF A CONTRACT. NEITHER RIDGEWAY RESIDENTIAL, NOR THE VENDOR OR LESSOR ACCEPT ANY RESPONSIBILITY IN RESPECT OF THESE PARTICULARS, WHICH ARE NOT INTENDED TO BE STATEMENTS OR REPRESENTATION OF FACT AND ANY INTENDING PURCHASER OR LESSOR MUST SATISFY HIMSELF OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THE STATEMENTS CONTAINED IN THESE PARTICULARS.

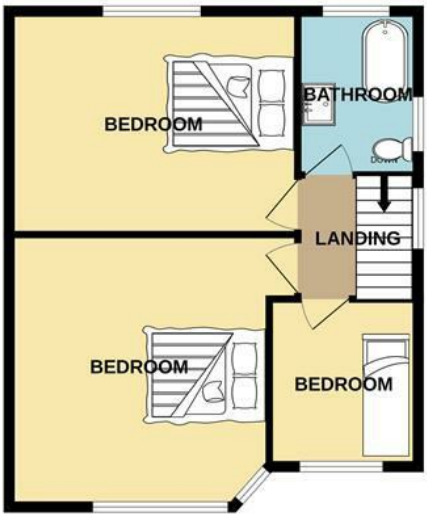
Information
Local Authority Warrington Council Tax Band:
C. Annual Price:£2,028
Conservation Area - No
Flood Risk - Very low
Floor Area 1,011 ft 2 / 94 m 2
Plot size 0.07 acres
Mobile coverage EE, Vodafone, Three, O2
Broadband Basic 6 Mbps, Superfast 51 Mbps, Ultrafast 1800 Mbps
Satellite / Fibre TV Availability
BT
Sky
Virgin



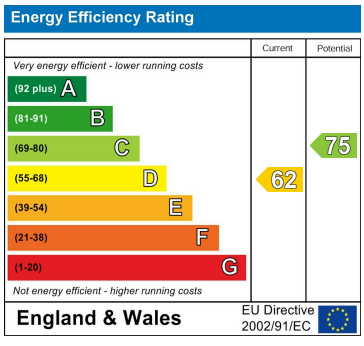
GROUND FLOOR

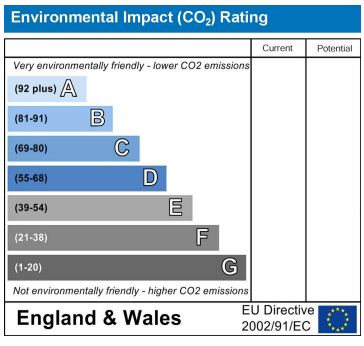


1ST FLOOR



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.
Made with Metropix ©2026





RIDGEWAY
RESIDENTIAL SERVICES
19 The Cross, Lymm, Cheshire, WA13 0HR
T. 01925 756931
E. sales@ridgewayresidential.co.uk
www.ridgewayresidential.co.uk