



17 Talbot Close, Birchwood
£195,000

Miller Metcalfe
Every step of the way

17 Talbot Close

Birchwood, Warrington

A well-presented mid-terraced property, ideally suited to first-time buyers or investors, offering versatile accommodation and a private rear aspect. This delightful home is well placed for Birchwood shopping centre, the motorway network and Birchwood train station, which provides links into both Manchester and Liverpool. The property is entered via a porch leading into a welcoming entrance hallway. The ground floor features a spacious lounge with laminate flooring and sliding doors opening into a bright garden room, creating an ideal space for relaxing or entertaining while enjoying views of the rear garden. At the front of the property there is a fitted dining kitchen comprising a range of all and base units, with space for a traditional gas oven with an extractor hood above. Additional space is provided for a washing machine and freezer, alongside a wall-mounted boiler, tiled flooring, and a useful built-in storage cupboard. To the first floor are two well-proportioned bedrooms. A fixed, narrow staircase provides access up to a loft space with a skylight window, used by the current owners as a bedroom.

The loft space will permanently remain a storage room in the eyes of the law. Due to the ceiling height, it is physically impossible to obtain Building Regulations approval or legalise it as a full bedroom. It is worth noting that a structural report has been carried out, confirming that the structure is safe and sound for the space to be used as a storage room.

The accommodation is completed by a modern shower room fitted with a corner shower cubicle, low-level flush WC, and pedestal wash hand basin. Externally, the property is fronted by a artificial turf courtyard-style garden, a brick-built storage unit and residents' parking available on a first-come, first-served basis. To the rear is an enclosed rear garden with wooden decking area, which enjoys a good degree of privacy, being not directly overlooked. Early viewings are highly recommended to appreciate the space and flexibility this property has to offer.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

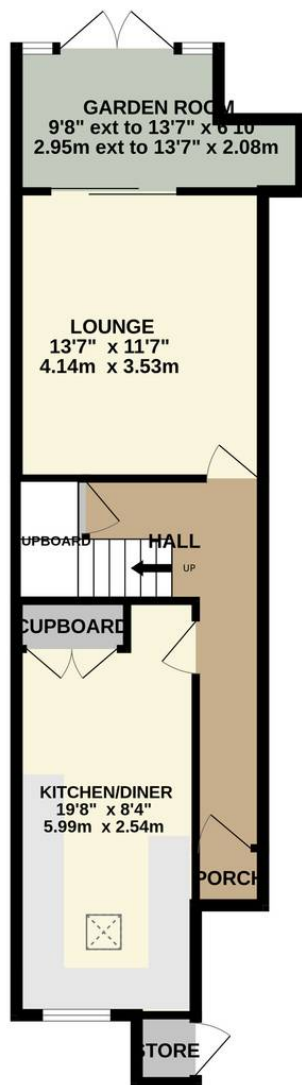




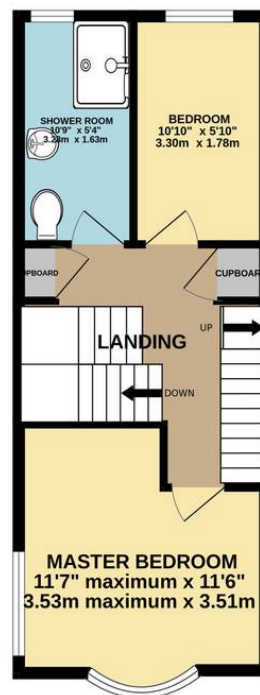




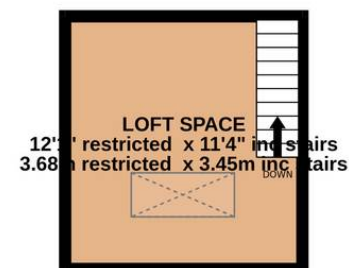
GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



2ND FLOOR
137 sq.ft. (12.7 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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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