



**Muirfield Close
Warrington, WA2 0SS**

Guide Price £290,000

GAO
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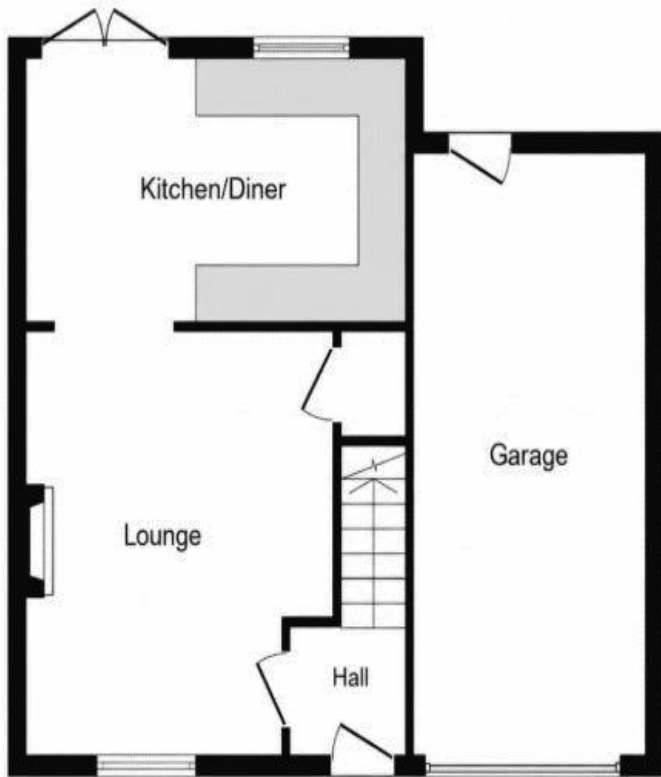


MAIN FEATURES:

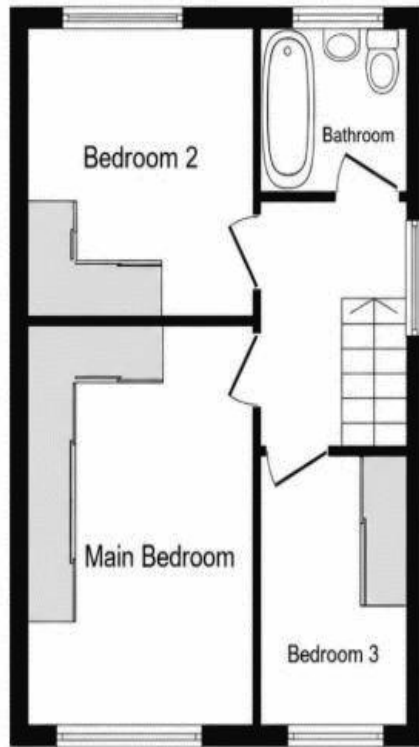
- **Beautifully Presented Semi Detached House**
- **Fitted Kitchen/Diner Leading to Conservatory**
- **Good Size Lounge**
- **Three Bedrooms & Family Bathroom/WC**
- **Immaculate Rear Garden**
- **Off Road Parking & Garage**

Situated in the highly sought-after residential area of Fearnhead, this beautifully presented three-bedroom semi-detached home on Muirfield Close, offers the perfect blend of comfort, style and practicality for modern family living. The accommodation briefly comprises a welcoming entrance hallway, a spacious and bright lounge, and a superb fitted kitchen/diner which seamlessly leads into a delightful conservatory, creating an ideal space for entertaining or relaxing with family. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom/WC. Externally, the property continues to impress with an immaculate rear garden, providing a private outdoor retreat for summer enjoyment. There is also the added benefit of off-road parking and a garage, offering ample storage and convenience.

Fearnhead is a popular location with families and professionals alike, thanks to its excellent range of local amenities, well-regarded schools and convenient transport links. Residents enjoy easy access to Warrington town centre, nearby motorway networks including the M62 and M6, and a variety of parks, walking routes and leisure facilities. Birchwood Shopping Centre and local retail parks are also within easy reach, providing a wealth of shopping and dining options. Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.



Ground Floor



First Floor

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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