



Inglewood Close, Birchwood, WA3 6UJ



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Situated in the popular and well-established Inglewood Close, Birchwood, this spacious four-bedroom detached home offers an exciting opportunity for families looking for a safe, settled and well-connected place to call home.

Set within a quiet cul-de-sac, the property enjoys a generous plot with a large, private rear garden that is not overlooked – an ideal setting for children to play, entertaining friends and family, or simply enjoying the outdoors in peace and privacy.

The accommodation provides plenty of space for family life, with four bedrooms offering room for everyone to have their own space, while the generous proportions provide excellent scope for modernisation and personalisation. The property is ready for its next owners to bring their vision and transform it into a truly special forever family home.

Externally, there is driveway parking for up to three vehicles, complemented by a large double-sized detached garage, providing excellent parking, storage and potential for a variety of uses.

Birchwood is particularly popular with families, offering a well-established community and excellent access to the outdoors. There are several beautiful local walking spots close by, including Birchwood Forest Park and Risley Moss, providing opportunities to enjoy nature and explore with the family.

For commuters, the motorway network is easily accessible.

A rare opportunity to secure a spacious detached family home in a sought-after location, with the space, privacy and potential to make it your own.

****floorplans coming soon****

To arrange your viewing, call Fraser Reeves on 01925 222555, email sales@fraser-reeves.co.uk or visit our office at 103 High Street, Newton Le Willows, WA12 9SL





FLOORPLAN COMING SOON

General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick, tile and render

Heating type: Gas Central Heating

Rights/Restrictions: Yes; ask agent

Flood Risk: Very low (Rivers and Sea), Low (Surface Water)

Existing Planning Permissions: None

Conservation Area: No

Green belt Area: No

Local Authority:

Warrington Borough Council

Council Tax:

Tax Band E

Tenure:

Freehold

Broadband: Standard - 14mbps download, 0.4mbps upload, Superfast - 73mbps (download), 17mbps (upload), Ultrafast 1800mbps download, 220 mbps upload.

Mobile Signal/Coverage: Vodafone 84%, EE 79%, O2 77%, 3 84%

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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