



47 Birtles Road, Warrington

£289,950 Leasehold

Heavily extended 3 bedroom semi detached home set in popular area of Warrington • Stunning open plan kitchen and dining room with bi fold doors leading out into rear garden • New kitchen with granite worktops, feature handleless cabinetry and integrated appliances • Large utility room and downstairs toilet, and underfloor heating throughout the rear and side extension • Additional loft room with variety of uses • 70 ft long rear garden, designed to be low maintenance, with additional garden room •

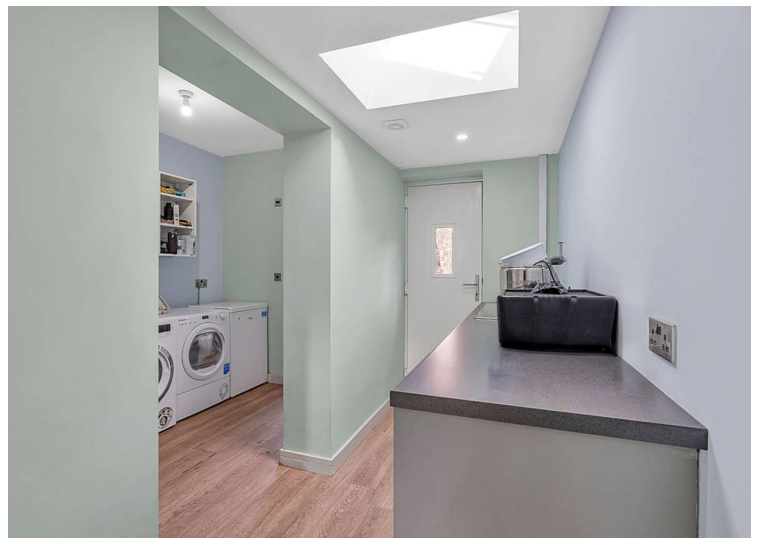


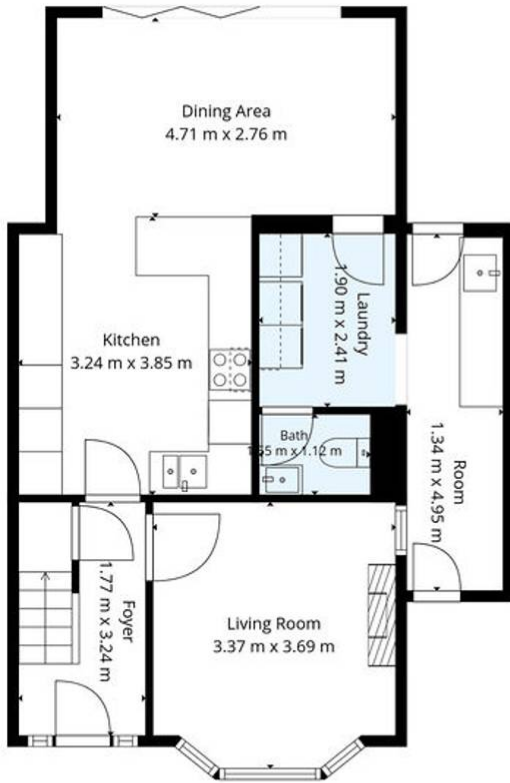


Welcome to this beautifully extended three-bedroom semi-detached home, perfectly positioned in one of Warrington's most sought-after neighbourhoods. Step inside to discover a thoughtfully designed interior where comfort meets contemporary style. The heart of the home is the stunning open plan kitchen and dining area, featuring sleek handleless cabinetry, granite worktops, and a full suite of integrated appliances, ideal for passionate cooks and entertainers alike. Bi-fold doors open seamlessly onto the rear garden, creating a wonderful indoor-outdoor flow and flooding the space with natural light, and underfloor heating throughout the extension creates a warm atmosphere even during the worst winter weather! A spacious utility room and a convenient downstairs toilet provide every-day practicality, while the additional loft room offers a flexible space that can be used as a home office, playroom, or guest bedroom. The property features anthracite double-glazed windows and composite doors throughout, ensuring both energy efficiency and modern kerb appeal.

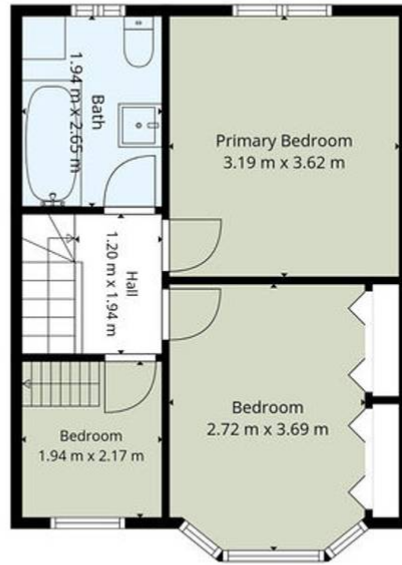
Outside, this home continues to impress with its generous 70-foot rear garden, thoughtfully landscaped for low maintenance and year-round enjoyment. Whether you're hosting summer gatherings or seeking a peaceful retreat, the garden room at the rear offers a versatile space for relaxation, hobbies, or a home gym. The patterned concrete driveway to the front provides secure off-road parking for at least two vehicles, making it ideal for families and visitors. The location places you within easy reach of local supermarkets, highly regarded schools, and excellent transport links for commuters. Nearby parks, dining options, and essential services such as hospitals and leisure facilities are all conveniently accessible, ensuring a lifestyle of ease and connectivity. This property is offered on a leasehold basis, with a £7.50 per annum ground rent applicable. Don't miss the opportunity to make this exceptional home yours - enquire now to arrange your viewing.







1st Floor



2nd Floor



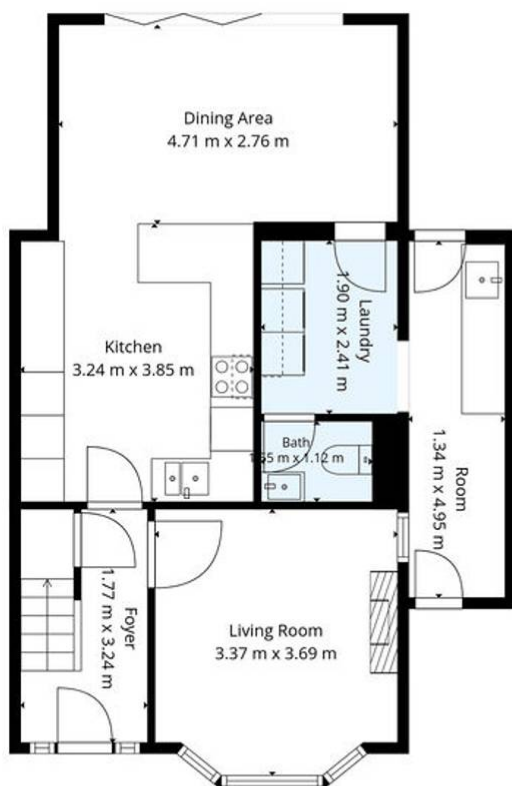
3rd Floor



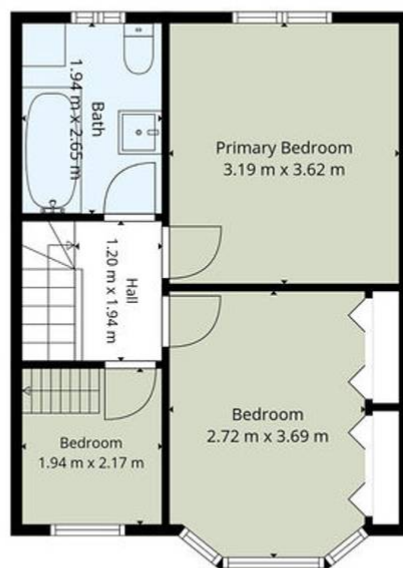
TOTAL: 96 m2
 1st floor: 59 m2, 2nd floor: 37 m2, 3rd floor: 0 m2
 EXCLUDED AREAS: LOW CEILING: 15 m2, WALLS: 12 m2

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