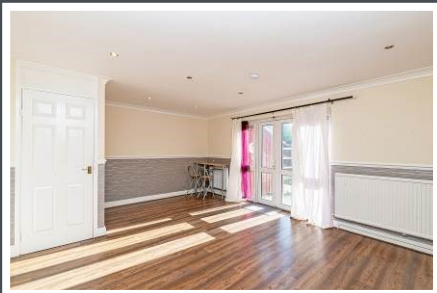




# Mallard Lane, Birchwood Warrington, Cheshire



mark antony

SALES & LETTING AGENTS



## HIGHLIGHTS

- ❑ No Onward Chain
- ❑ Freehold
- ❑ Mid-Terraced House
- ❑ Investment Opportunity
- ❑ Three Bedrooms
- ❑ Large Living / Dining Room
- ❑ South Facing Garden
- ❑ Local Amenities Nearby
- ❑ Excellent Transport Links
- ❑ Viewings Recommended

## DESCRIPTION

With no onward chain, we are pleased to present a fantastic opportunity to purchase a three bedroom mid-terraced home located in Birchwood. Including a spacious lounge / dining room and south facing garden, viewings are highly recommended.

Access into this property is via a large entrance hall leading into a spacious kitchen and a very large and open lounge / dining room with a separate area for storage and patio doors leading into the garden. The first floor comprises of three bedrooms, all of which have brand new flooring installed and carpet on the landing. This floor also accommodates a family bathroom with a separate WC.

## GARDEN

With access through the lounge / dining room, this property provides a fantastic south facing garden providing minimal interference from neighbouring properties. Mainly laid to lawn with a patio area, this garden would make a great Al Fresco dining area. There is also an outdoor shed included for additional storage. To the front of the property, there are communal parking bays available for residents to use.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall 3.00m x 2.42m
- Kitchen 3.00m x 2.86m
- Lounge / Dining Room 4.12m x 5.38m
- Storage

### FIRST FLOOR

- Landing
- Bedroom One 4.59m x 2.86m
- Bedroom Two 2.57m x 2.64m
- Bedroom Three 2.09m x 2.66m
- Bathroom 1.67m x 1.83m
- WC 1.67m x 0.78m

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 67Mb (Via BT)

## LOCATION

Conveniently located close to excellent transport links, Birchwood is a popular location north of Warrington Town Centre. The suburb is surrounded by attractive parks including Risley Moss Country Park and Birchwood Forest Park. Residents in the area have access to a great selection of amenities, including two supermarkets and a range of high street shops at Birchwood Shopping Centre. The area also benefits from a leisure centre and golf club. The suburb is home to a number of excellent primary and secondary schools, making it a popular family location. It is also ideal for professionals who commute to neighbouring cities. Birchwood Train Station provides regular connections to Manchester and Liverpool and the motorway network is just a few minutes' drive away.

## DISTANCES

- Birchwood Park 1 mile walk
- Birchwood Golf Course 1.5 miles
- Warrington Town Centre 5 miles via M56
- Stockton Heath 6 miles via M56
- Manchester Airport 20 miles via M62

(Distances quoted are approximate)



## GENERAL INFORMATION

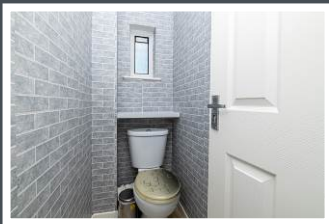
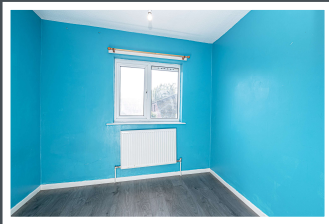
**Local Authority:** Warrington Borough Council  
**Council Tax Band:** A  
**Tenure:** Freehold  
(to be confirmed by Solicitors.)

### Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.





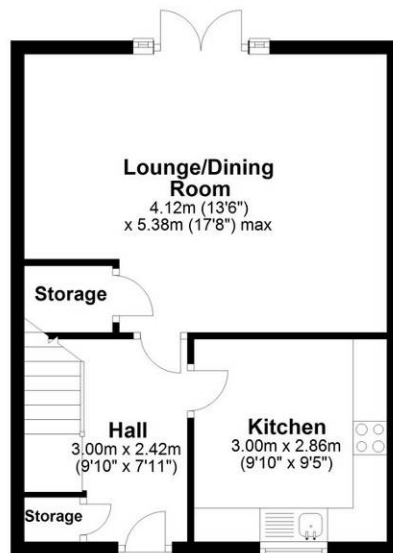


### IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

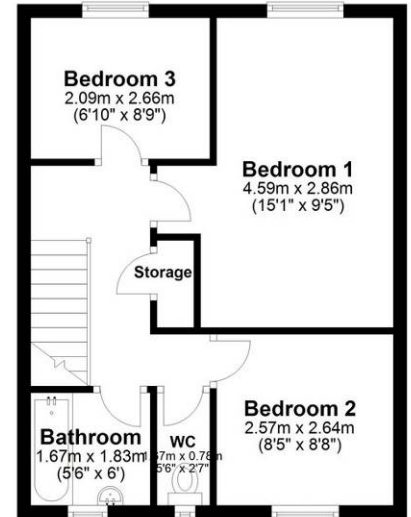
### Ground Floor

Approx. 38.8 sq. metres (418.1 sq. feet)

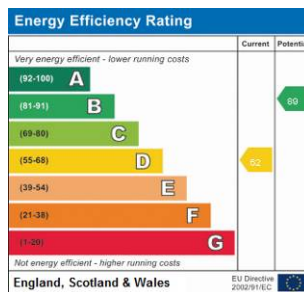


### First Floor

Approx. 39.1 sq. metres (420.6 sq. feet)



Total area: approx. 77.9 sq. metres (838.7 sq. feet)



### VIEWING ARRANGEMENTS

Viewing is strictly by appointment only  
Please call **01925 267070** to arrange.

### OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



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