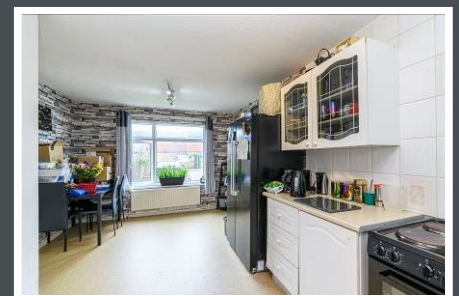




Noble Close, Birchwood Warrington, Cheshire



Mark Antony

SALES & LETTINGS AGENTS

HIGHLIGHTS

- Three Bedrooms
- No Chain
- Freehold
- Generous Garden
- Off Road Parking
- Built In Storage
- Plenty Of Potential
- Investment Opportunity
- Close To Local Amenities
- Close To Motorway Links

DESCRIPTION

Offered for sale with no onward chain, we present this three bedroom, semi-detached property in the heart of Birchwood. With lots of potential and close to all local amenities and with fantastic transport links, this property is perfect for first time buyers or investors alike.

Entrance into this property is via the hallway which provides access to the downstairs W.C and offers multiple storage cupboards. There is a large, bright lounge which celebrates floor to ceiling windows. The fantastic sized kitchen diner offers ample space as well as an additional family area. To the first floor, there are three good sized bedrooms and a family bathroom. There is the added benefit of built in wardrobes to bedroom two along with further storage cupboards located on the landing.

GARDEN

There is a generous sized and private garden with lots of potential to create a fantastic space for family gatherings during the summer months. This property also benefits from off-road parking for one vehicle to the rear.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 3.57m x 3.93m
- Dining Kitchen 5.64m x 3.29m
- WC 2.13m x 0.82m

FIRST FLOOR

- Landing
- Bedroom One 3.57m x 2.75m
- Bedroom Two 3.52m x 3.29m
- Bedroom Three 2.00m x 3.07m
- Bathroom 2.00m x 2.00m

SERVICES

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

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 Shopping Centre 9 minute walk
 - Birchwood Train Station 10 minute walk
 - Warrington Town Centre 4 miles
 - Manchester Airport 20 miles via M60 and M62
 - Manchester City Centre 20 miles via M62
- (Distances quoted are approximate)



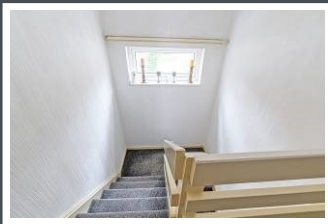
GENERAL INFORMATION

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

Contents, Fixtures and Fittings

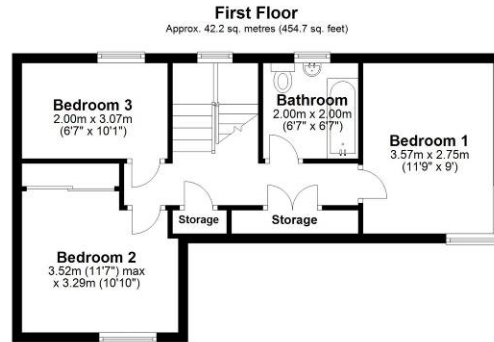
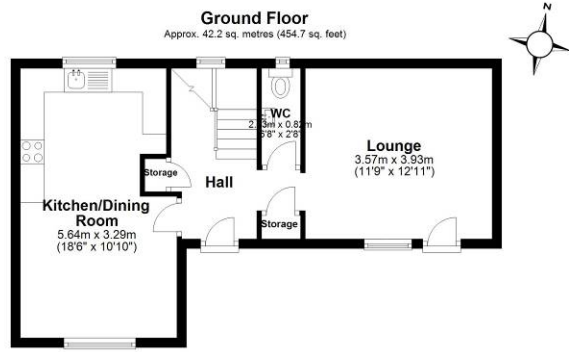
Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.



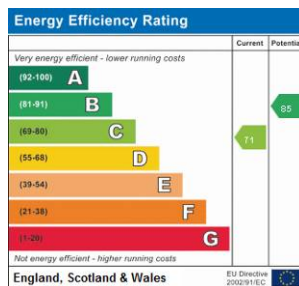


IMPORTANT NOTICE:

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.



Total area: approx. 84.5 sq. metres (909.4 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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SALES & LETTINGS AGENTS

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