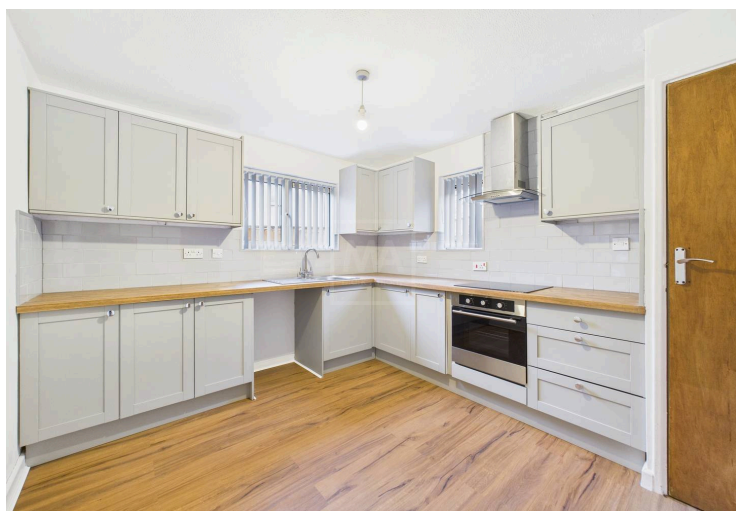




Pheasant Close, Birchwood Warrington

New Kitchen & Fittings • Outside Storage Front & Rear • Amenities • Transport Links • Downstairs W.C • First Time Buyers • Investment Opportunity • No Onward Chain • South Facing Garden • Freshly Decorated



Mark Antony
SALES & LETTING AGENTS



INTERIOR

This beautifully presented three-bedroom home combines fresh modern décor, practical living space, and a desirable south-facing garden. With no onward chain, it's an excellent opportunity for first-time buyers or investors seeking a low-maintenance, ready-to-let property.

Inside, bright newly decorated interiors create a warm welcome. The ground floor offers a spacious living area, a well-proportioned kitchen with ample storage and dining space, a convenient downstairs W.C., and an additional area ideal for a home office.

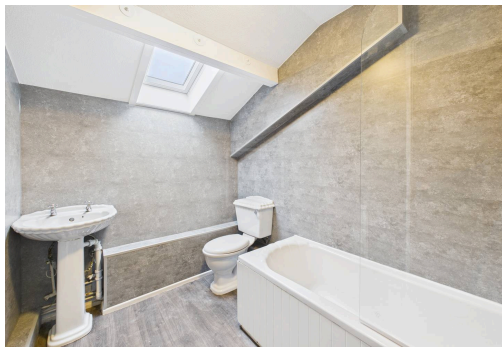
Upstairs, three generous bedrooms provide flexibility for family living, guests, or workspace, complemented by a superbly finished modern bathroom. The property is well located for transport links and within easy reach of shops, schools, parks, and leisure facilities.



GARDEN

One of the standout features is the private south-facing garden — a real suntrap and a wonderful extension of the living space. Whether you envision summer barbecues, gardening, or simply unwinding outdoors, this garden offers the perfect setting.

The property's entrance offers the added convenience of a dedicated storage area, while the rear garden further benefits from its own separate storage unit



LOCATION

This property is ideally located close to Birchwood Business Park and conveniently close to the M62 motorway and M6. Birchwood Train Station provides excellent transport links to surrounding Towns and Cities. There are several schools close by including Gorse Covert Primary School and Birchwood High School. The area enjoys access to both Birchwood Forest Park and Risley Moss Country Park.

GENERAL INFORMATION

- › Council Tax band: A
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: C







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Ground Floor



Floor 1

Approximate total area^m
814 ft²

Reduced headroom
12 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.

Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.

Items may be available under separate negotiation.



Note: 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 to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us 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 representation of fact.



Warrington's Highest Rated Agent

