

New



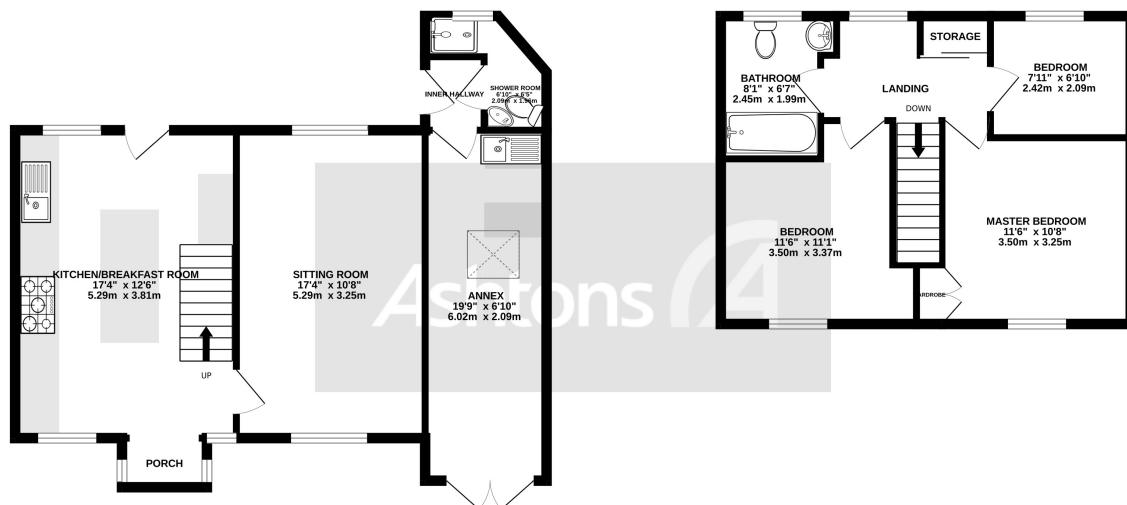
Woolmer Close, Birchwood. WA3 6TT. Offers Over £290,000

Spacious driveway to the front | Modern & contemporary fitted kitchen | Garage has been converted into a self contained annex | Located on a quiet cul de sac | Freehold Property |



GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 992 sq.ft. (92.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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As you step through the front door, you are greeted by a porch leading to the spacious modern & contemporary fully fitted kitchen with island. The kitchen is a chef's dream, boasting high-quality appliances, ample counter space, and stylish cabinetry. The main living area is a delightful space, combining a modern aesthetic with a cozy feel.

The first floor boasts three well-proportioned bedrooms, providing ample space for a growing family or for those who desire a home office or hobby room. The master bedroom features large windows that flood the room with natural light, creating an airy and serene ambiance. Each bedroom has been thoughtfully designed to offer both comfort and functionality, with plenty of storage options.



Contact your local office
to arrange a viewing:

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- Wigan: 01942 498862
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- Newton-Le-Willows: 01925 907770
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- Financial Services: 01925 221234

Viewing Arrangements
Viewing is strictly by appointment only through
Ashtons Estate Agency.

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