

New

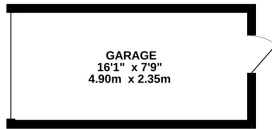


*12 Daniel Close, Birchwood, Warrington, Cheshire.
WA3 6QL.
Offers Over £210,000*

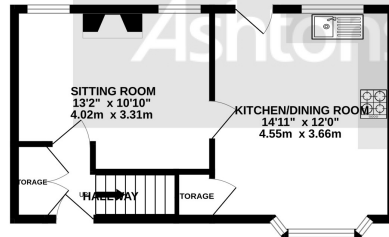
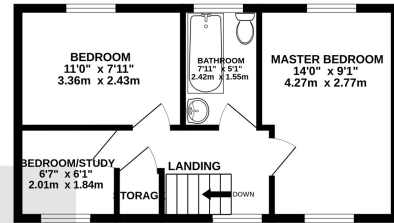
Positioned on a corner plot | Freehold title | Three bedrooms & Bathroom | Detached garage and driveway | Conveniently located close to amenities and Birchwood train station |



GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 829 sq.ft. (77.0 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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Upon entering the property, you are greeted by a warm and welcoming atmosphere. The living room, bathed in natural light streaming through windows, boasts a cozy ambiance, ideal for relaxation or entertaining friends and family. Adjacent to the living room is a spacious kitchen/dining area that can comfortably accommodate a sizable dining table, perfect for hosting gatherings or enjoying meals together.

The property's well-appointed kitchen is a true delight for any home chef. It features ample counter space, and plenty of storage cabinets to cater to all your culinary needs.

Moving upstairs, you'll discover three bedrooms, the master bedroom, with its large windows, offers an abundance of natural light. The additional bedrooms are equally inviting, making them ideal for children, guests, or even a home office if desired.

The property's private rear garden is a true oasis, featuring a well-maintained lawn, lush greenery, and a patio area perfect for outdoor entertaining or simply enjoying the tranquility of the surroundings. Whether it's gardening, alfresco dining, or hosting summer barbecues, this outdoor space offers endless possibilities for enjoyment.

Situated in the desirable neighborhood of Daniel Close, Birchwood this property benefits from its close proximity to local amenities, schools, parks, and transportation links, ensuring convenience and easy access to everything you need.



Contact your local office to arrange a viewing:

- Padgate: 01925 479334
- Great Sankey: 01925 454300
- Winwick: 01925 232146
- Stockton Heath: 01925 453400
- St.Helens: 01744 754120
- Wigan: 01942 498862
- Culcheth: 01925 764744
- Ashton-In-Makerfield: 01942 364446
- Newton-Le-Willows: 01925 907770
- Commercial Office: 01925 907709
- Lettings Head Office: 01925 873533
- Financial Services: 01925 221234

Viewing Arrangements

Viewing is strictly by appointment only through Ashtons Estate Agency.

Disclaimer Property Details

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