



*6 Dove Close, Birchwood, Warrington, Cheshire.  
WA3 6QH.  
Offers Over £150,000*

Offered For Sale no chain | In need of modernisation | Three bedrooms & Bathroom | Ample parking to the side of the property | Front and rear gardens |







Total floor area 68.1 sq.m. (733 sq.ft.) approx  
 This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

The property boasts a spacious interior with three well-proportioned bedrooms, offering ample room for a growing family or those seeking extra space. The airy and light-filled living areas provide a welcoming atmosphere for future gatherings and daily life.

Situated on a generous plot, the property features a substantial front and rear garden, perfect for outdoor enthusiasts and gardening enthusiasts alike. You'll have plenty of space to design your dream outdoor oasis, whether it's a lush garden, a play area for children, or an entertaining space for barbecues and gatherings.

Dove Close offers the perfect blend of tranquility and convenience. You'll enjoy a peaceful suburban setting while being within easy reach of Birchwood's amenities, schools, parks, and transport links. Commuting to nearby towns and cities is a breeze, making this property an excellent choice for those with busy lifestyles.

This property is not only a potential dream home but also an attractive investment opportunity. The demand for renovated homes in Birchwood remains high, ensuring a promising return on your investment once the modernization project is complete.

Bring your renovation ideas to life and make this house truly your own. Whether you're looking to add value for resale or create your forever home, this property is a fantastic canvas for your creative expression.



**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**

These particulars, whilst being believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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