



# Carrington Close, Birchwood Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- No Chain
- Three Bedrooms
- Gorgeous Garden
- Sought After Location
- Freehold
- Double Garage
- Large Driveway
- Detached Bungalow
- Potential to Extend
- Modernisation
- Opportunity

## INTERIOR

Situated in a sought-after location of Birchwood, this expansive bungalow is a true gem waiting to be discovered. Boasting two reception rooms, this property offers ample living space for you to relax and unwind. The kitchen offers a breakfast area along with access to the wonderful garden. Completing this lovely home is three bedrooms and a well-equipped shower room. Bedroom one also offers an En-suite bathroom, and ample storage can be found throughout.

This bungalow offers a desirable layout and ample opportunity to truly make your forever home become a reality.

## GARDEN

This cosy garden is primarily laid to lawn, offering a lush green space. A charming patio border adds a touch of elegance, perfect for relaxing. The garden is a short distance to a scenic golf course, providing a picturesque and tranquil backdrop, ideal for outdoor enjoyment and leisure. This home also benefits from a double garage and large, well maintained front garden.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 132Mb (Via Virgin)



## LOCATION

Conveniently located close to excellent transport links, Birchwood is a popular location north of Warrington Town Centre. 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.

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** D

**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

## Contents, Fixtures and Fittings

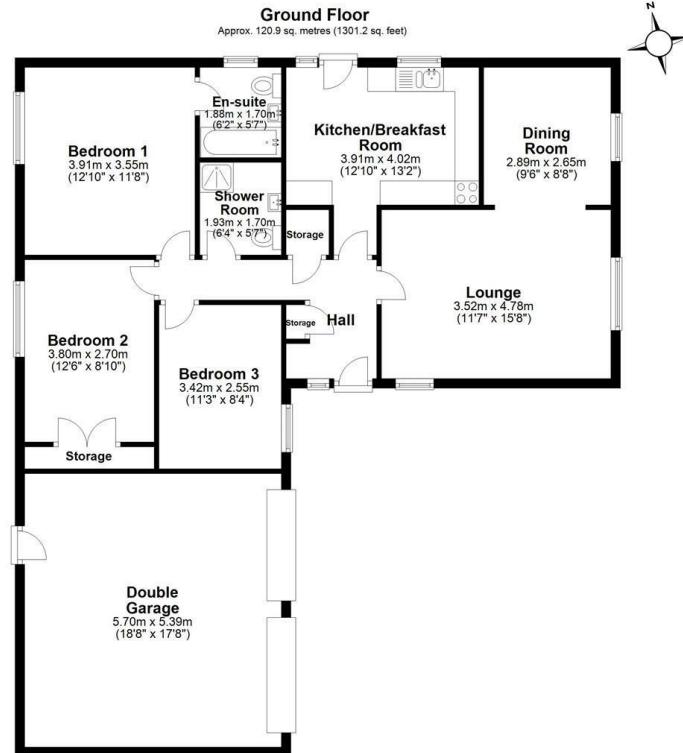
Not included in the asking price.  
Items may be available under separate negotiation.



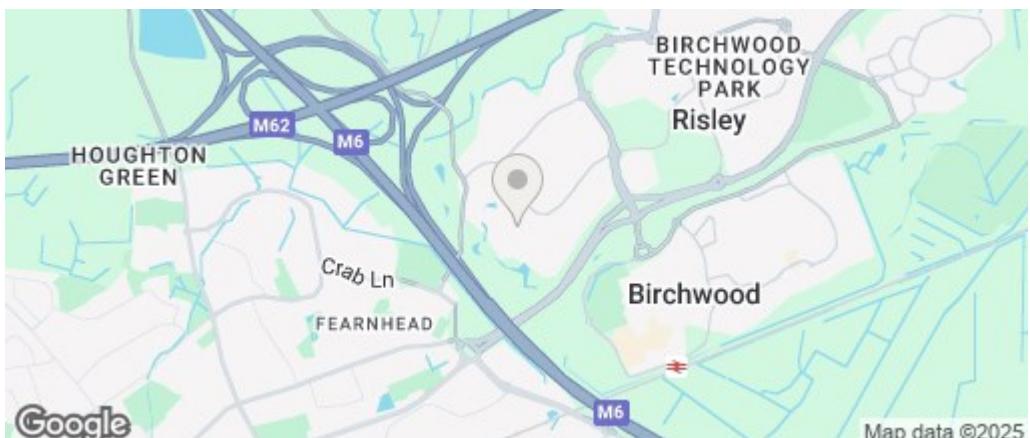


## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties 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. 120.9 sq. metres (1301.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.  
Please call 01925 267070 to arrange a viewing.

## OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



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