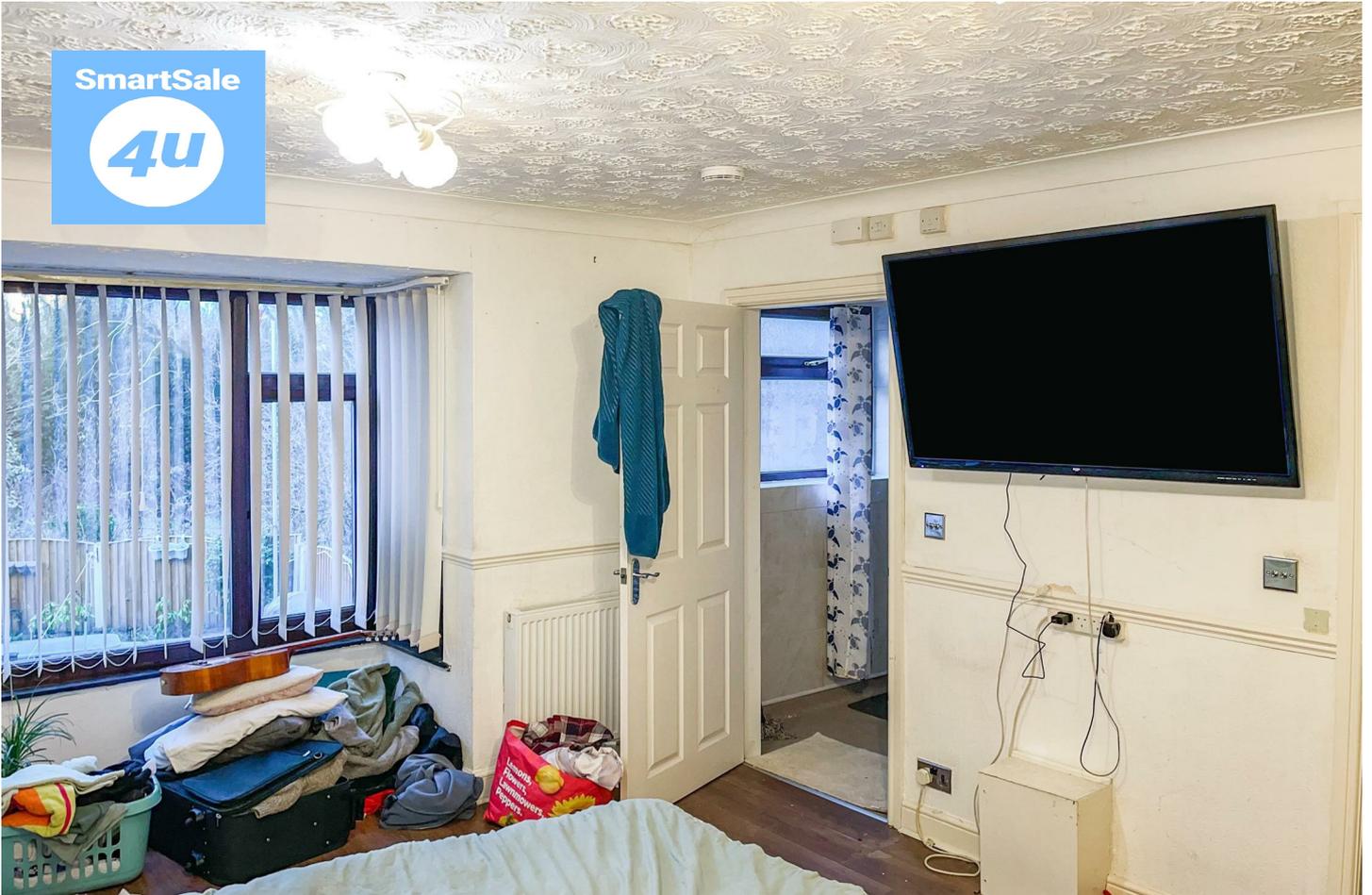


SmartSale

4u



Nelson Road

Birchwood, Warrington WA3 6NF

- Comfortable and well-sized bedrooms
- Family bathroom fitted with a modern suite
- Private outdoor space ideal for relaxing or entertaining
- Bright and welcoming living accommodation
- Practical kitchen with good storage and workspace

£260,000 Freehold





Location

Full Description

Welcome to this stunning 5 bedroom semi-detached house situated in the highly sought-after area of Birchwood. Perfectly blending spacious living with modern convenience, this property offers an ideal family home with plenty of room to grow. The charming facade and well-maintained exterior set the tone for what awaits inside a bright, airy, and versatile living space designed to meet the needs of today's homeowners.

Upon entering, you are greeted by a generous hallway that leads to two comfortable reception rooms. The front living room is a cozy retreat, perfect for relaxing evenings or entertaining guests, while the second reception room provides a versatile space that could be used as a formal dining area, home office, or playroom to suit your lifestyle. Both rooms benefit from large windows allowing an abundance of natural light to create a warm and inviting atmosphere throughout the day.

The heart of the home is undoubtedly the spacious kitchen, which has been thoughtfully designed for both practical use and social gatherings. Featuring ample cabinetry, modern appliances, and plenty of counter space, this kitchen is a chef's dream. Adjacent to the kitchen is a useful utility area, adding that extra convenience for everyday living.

From here, you can access the rear garden, a lovely outdoor space ideal for summer barbecues, gardening, or simply unwinding after a busy day. Upstairs, the property boasts five well-proportioned bedrooms, offering flexibility for families of all sizes. The master bedroom is a true highlight with its generous size and large windows providing plenty of daylight. All bedrooms are bright and airy, with neutral decor that offers a blank canvas for your personal touches. The house is served by two bathrooms, including a modern family bathroom and an additional bathroom or en-suite, designed to accommodate the needs of a large household comfortably.

Additional benefits of this charming property include ample storage throughout, gas central heating, double glazing, and off-road parking with a driveway leading to a garage. The peaceful and friendly neighbourhood of Birchwood provides excellent



local amenities, schools, parks, and transport links, making this home equally perfect for families and professionals commuting to nearby towns and cities.

If you are searching for a spacious and well-maintained family home in a thriving community, this 5 bedroom semi-detached house in Birchwood is a fantastic opportunity not to be missed. Contact us today to arrange a viewing and experience the comfort and potential this wonderful property has to offer firsthand.

1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Local Authority
Council Tax Band **B**
EPC Rating **D**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.