



## 49 WHINCHAT DRIVE WARRINGTON, WA3 6PB

**£180,000**  
**FREEHOLD**

Situated in the sought-after area of Birchwood, Warrington, this charming three-bedroom house offers a perfect blend of comfort and convenience. Ideal for families and professionals alike, the property is strategically located near the M62 motorway junction, providing easy access to major transport links and the bustling Birchwood business park.

Upon entering, you will find a spacious reception room that welcomes you with warmth and light, setting the tone for the rest of the home. The three generously sized bedrooms are perfect for relaxation and rest, ensuring ample space for family members or guests. The property also boasts a well-appointed bathroom, catering to all your daily needs.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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	

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

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