



*Birchall Street*

Croft

**Miller Metcalfe**  
*Every step of the way*

# Birchall Street

Croft

Semi Detached



3



1

EPC Rating - To be confirmed

Located in the popular area in Croft, on Birchall Street, close to good schools and transport links.

Miller Metcalfe are delighted to have on to the open market this delightful three-bedroom semi-detached family home which has been extended, with a 'wow' factor bathroom!

The accommodation briefly comprises:-

Entrance hall, family lounge benefitting from having a log burner, modern fitted kitchen with wall and base units, electric oven and hob, dishwasher and a space for fridge freezer. Open-plan entry into the conservatory, which is currently being used as a dining room and overlooks the rear garden. A guest WC and separate utility with wall and base units, with space for washer and dryer complete the ground floor accommodation.

To the first floor there are two generous sized double bedrooms and a good single size bedroom, along with a family bathroom with real 'WOW' factor, comprising of a free-standing bath, WC, walk in double shower and sink.

Externally there is a driveway providing off road parking for a couple of cars, whilst to the rear lies a private enclosed garden, mainly laid to lawn, with a flagged 'walk around' and patio area and a detached brick outbuilding.

Properties in this area do not stay on the market long, so please contact the branch to arrange a viewing and avoid missing out.

EE  
Vodafone  
Three  
O2

SATELLITE  
BT  
Sky  
Virgin

TENURE  
Freehold

LOCAL AUTHORITY  
Warrington

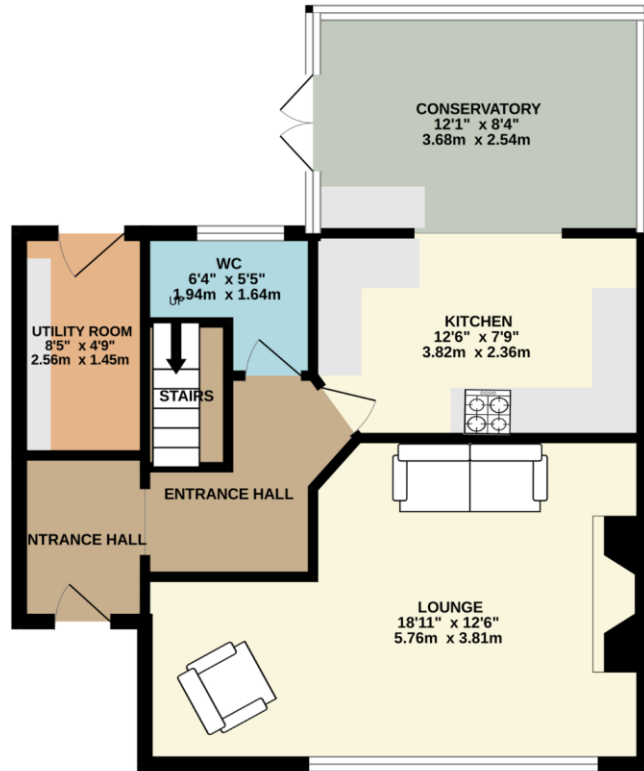
COUNCIL TAX  
B  
£1532

MOBILE COVERAGE

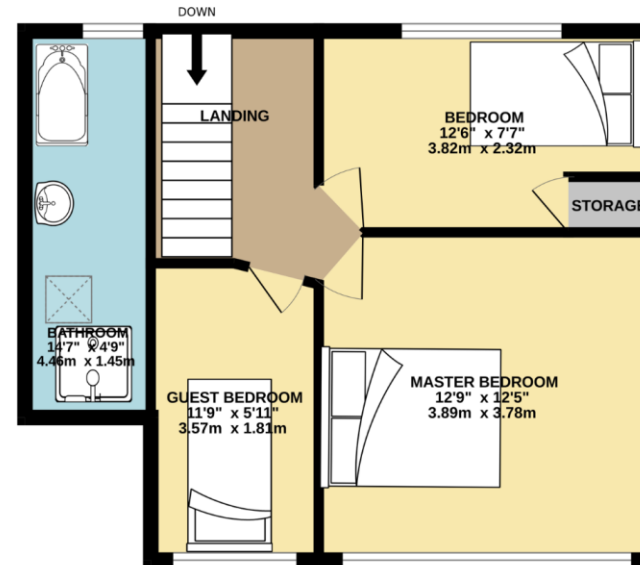




GROUND FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.1 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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