

Asking Price £100,000 | Leasehold

Langwell Close, Birchwood, Warrington, WA3 6TB

L | LEADERS







Key Features & Description

- • Two-bedroom first-floor flat
- • No onward chain
- • Scope to add value
- • Separate kitchen with appliance space
- • Communal grounds and rear hardstanding
- • Close to Birchwood Shopping Centre
- • Good local schools nearby
- • Short journey to Birchwood station
- • Excellent access to M6 and M62
- EPC Rating E | Council Tax Band A

For sale: this first floor two-bedroom flat requiring modernisation, located in the popular residential area of Birchwood, Warrington. Offered with no onward chain, the property provides an excellent opportunity for a buyer looking to add value and tailor the accommodation to their own tastes. The flat currently offers a lounge/dining room with good natural light, a separate kitchen with basic fitted units and space for appliances, and a bathroom with bath, basin and WC. Both bedrooms are of practical proportions, with neutral décor providing a blank canvas for refurbishment. Birchwood is well served by everyday amenities, including Birchwood Shopping Centre with supermarkets, shops and leisure facilities. There are several local primary and secondary schools within the wider Birchwood and Locking Stumps area, making this a convenient base for families and commuters alike. Transport links are a particular strength. Birchwood railway station is within a short drive or cycle, providing services to Manchester Oxford Road and Manchester Piccadilly in around 25–35 minutes, and to Liverpool Lime Street via Warrington Central. Road connections are excellent, with easy access to the M6, M62 and A574 for travel across the North West. With Council Tax Band A and an EPC rating of E, this flat represents a promising project for investors or owner-occupiers seeking a first-floor apartment in a well-connected Warrington location.

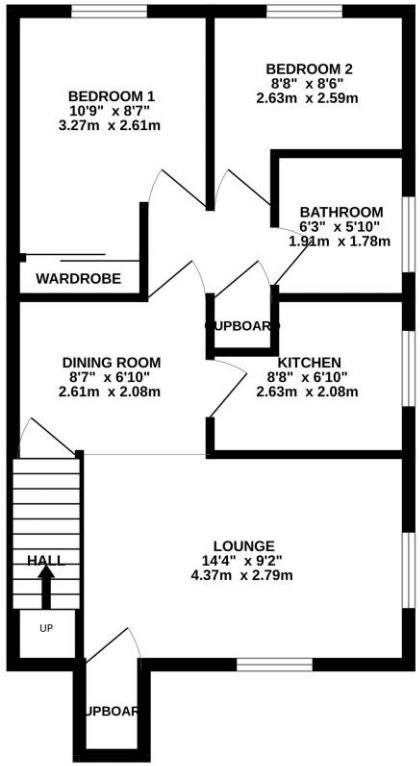








GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 500 sq.ft. (46.5 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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Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Leaders.

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