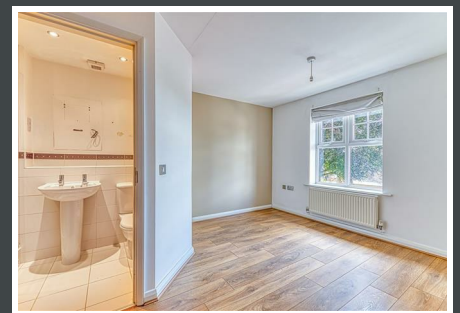




# Birchdale Road, Appleton Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Two Bedroom Apartment
- Stockton Heath Village
- Parking Included
- No Onward Chain
- First Floor Floor
- Light and Bright
- Close to Local Amenities
- Ample Living Space
- Communal Gardens
- Modern Interior

## DESCRIPTION

This beautiful two bedroom apartment is perfectly positioned in the sought after location of Appleton, but is only a stones throw to Stockton Heath Village. The home consists of two double bedrooms, an open plan lounge and dining area along with a lovely, modern kitchen. Being within close proximity to the local shops and restaurants, this home is not to be missed and viewings come highly recommended.

Access into Birchdale Court is via a secure communal entrance with an intercom system.

Entry into the first floor apartment is via a welcoming hallway which leads to every area of this home including a spacious bay fronted lounge allowing the natural light to fill this space. Completing this apartment is two bedrooms, a modern kitchen and family bathroom. Bedroom one has the added benefit of a fabulous En-suite bathroom.



## EXTERNAL

This fabulous property has an allocated parking space and visitor parking for guests. There is also an exceptionally well maintained private garden to the rear of the property.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 4.22m x 5.92m Lounge
- 3.47m x 2.22m Kitchen
- 3.36m x 4.70m Bedroom One
- 1.36m x 2.19m En Suite
- 3.12m x 3.29m Bedroom Two
- 2.16m x 2.75m Bathroom

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 362Mb (Via Virgin)

## LOCATION

Appleton is a leafy suburb neighbouring Stockton Heath and on the scenic boundary of Walton Hall Gardens. The area was first listed in the Domesday Survey of 1086 under the name 'Epeltune' which translates to 'the tun where the apples grew.' Within walking distance is an area known locally as Hillcliffe, which offers an excellent vantage point across Warrington. Appleton is also home to a golf club, leisure centre, a range of family pubs and, is ideally located for a range of great amenities. There are also four highly regarded schools in the area, making it a prime location for families.

## DISTANCES

- Stockton Heath 10 minute walk
- Walton Gardens 20 minute walk
- Warrington Town Centre 3 miles
- Manchester Airport 16 miles via M56
- Chester City Centre 20 miles via M56
- Liverpool City Centre 22 miles via M62
- Manchester City Centre 23 miles via M56

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** C

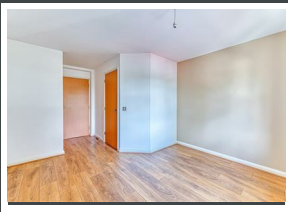
**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

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



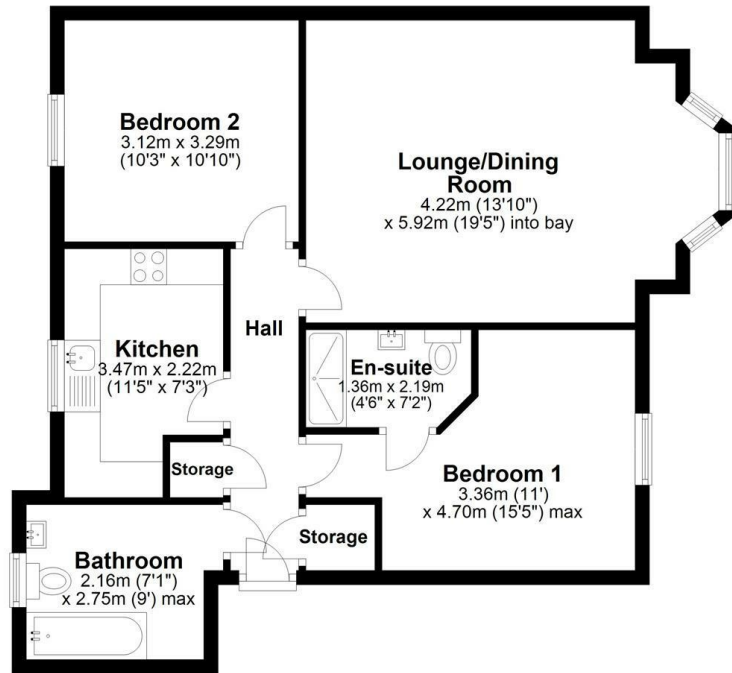


## IMPORTANT NOTICE

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.

## Top Floor Apartment

Approx. 67.6 sq. metres (728.1 sq. feet)



Total area: approx. 67.6 sq. metres (728.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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