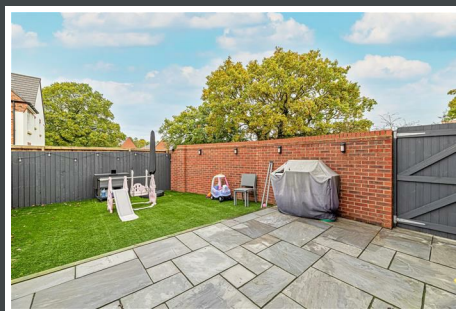
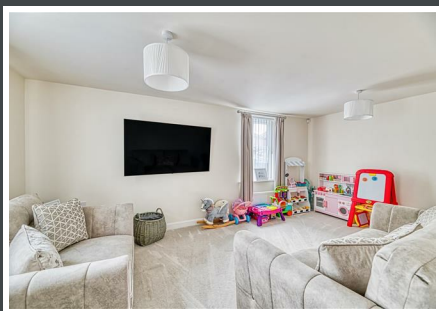




Braeburn Drive, Appleton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Family Home
- Lovely Garden
- Close to Local Schools
- Driveway Parking
- Thoughtfully Designed
- Three Bedrooms
- Modern Kitchen
- Spacious Lounge
- Ample Storage

DESCRIPTION

Welcome to this stunning and modern property located on Braeburn Drive in the desirable area of Appleton Thorn. This semi-detached home boasts three bedrooms, two spacious reception rooms, and a low maintenance yet inviting rear garden. A highlight of the property is that it is being sold as no onward chain, providing a great opportunity for buyers to move quickly. Being within close distance to the local, outstanding schools and nearby amenities, creates the perfect home for the growing family.

Access is granted via the hallway leading to all areas of the ground floor. The lounge celebrates a spacious area for cosy family nights in whilst the modern kitchen/dining room offers access to the garden, giving the perfect ambiance of indoor/outdoor living. Completing the ground floor is a separate utility room and a convenient WC.

Ascending to the first floor, you are presented with three well proportioned bedrooms and a family bathroom. Bedroom one boasts a fabulous En-suite bathroom for ultimate comfort and privacy.

Situated in a great area, this property provides not just a house, but a home where you can create lasting memories. Don't miss out on the opportunity to own this fantastic family home!

** Please note this property is currently registered as a leasehold title but upon completion it will be sold as a freehold title **



GARDEN

Leading from the dining area, this rear garden is the perfect place to enjoy family gatherings in the warm summer months or simply unwinding after the day has dawned. With artificial lawn and attractive patio tiles, this garden is a low-maintenance dream! To the front of the property is driveway parking suitable for two vehicles.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.41m x 3.12m Lounge
- 5.41m x 2.90m Kitchen/Dining Room
- 1.66m x 1.77m Utility Room
- 0.44m x 1.00m WC

FIRST FLOOR

- Landing
- 3.05m x 4.22m Bedroom One
- 1.75m x 1.81m En-suite
- 3.29m x 2.90m Bedroom Two
- 2.26m x 2.70m Bedroom Three
- 2.02m x 1.80m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1Gbps (Via Virgin)



LOCATION - APPLETON THORN

Nestled cosily between Walton and Grappenhall, this leafy suburb sits south of Warrington Town Centre and benefits from beautiful surroundings. Appleton Thorn is home to charming buildings which span back centuries and are still put to great use today. The village hall hosts a range of community events from beer festivals and BBQs to the annual midsummer's "Bawming the Thorn." There's also a local church, cosy pubs and Warrington Golf Club is fairly close by. For cyclists and walkers, the village boasts a range of scenic routes and is just a short drive from Stockley Farm and Arley Hall, which are ideal for family days out.

DISTANCES

- Stockton Heath Village 2 miles
- Grappenhall Heys Walled Garden 2 miles
- Warrington Town Centre 4 miles
- Manchester Airport 14 miles via M56
- Liverpool City Centre 22 miles via M62
- Manchester City Centre 23 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: D

Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

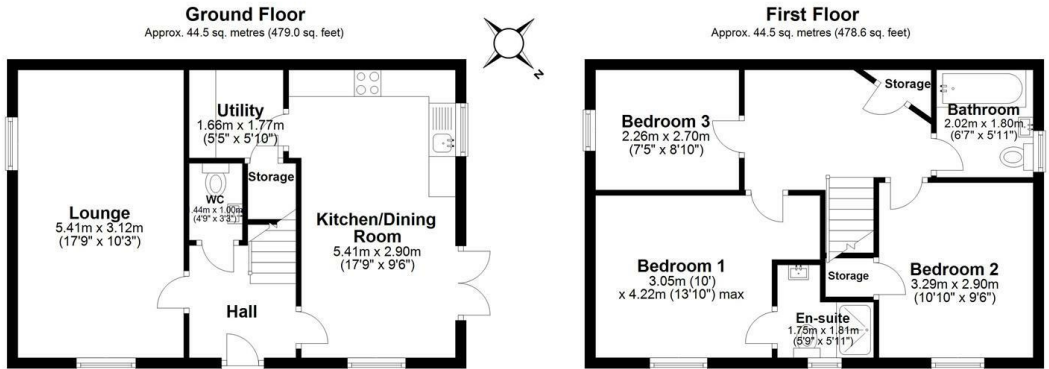
Not included in the asking price. These items may be available under separate negotiation.



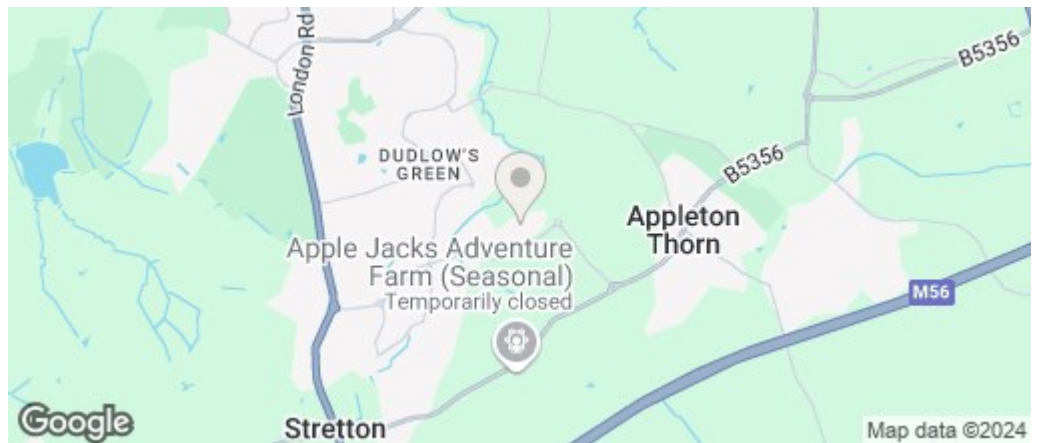


IMPORTANT NOTICE

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.



Total area: approx. 89.0 sq. metres (957.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(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	

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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