



# Birchways, Appleton Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- No Onward Chain
- Three Bedrooms
- Three Reception Rooms
- Fantastic Opportunity
- Corner Plot
- Gorgeous Garden
- Double Garage
- Freehold
- Driveway Parking
- Heart of Appleton

## INTERIOR

The layout of this bungalow includes three reception rooms, comprising a welcoming lounge, a well-appointed kitchen, and a dining room, perfect for entertaining friends and family. Additionally, a lovely conservatory offers a serene space to relax and enjoy the views of the surrounding garden. The property boasts three generously sized bedrooms, providing ample space for family living or guest accommodation. Bedroom one offers an En-suite as well as bedrooms one and two boasting built in wardrobes. With two bathrooms, convenience is assured for both residents and visitors alike. This home truly has so much to offer, combining potential with comfort in a sought-after location. Whether you are looking to downsize or seeking a family home, this bungalow in Appleton is a must-see. Embrace the opportunity to make this delightful property your own.



## GARDEN

Set on a fantastic-sized plot, this bungalow is a blank canvas, ready for you to infuse your personal style and create your dream home. The expansive garden is a standout feature, providing a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. Furthermore, the property benefits from parking for two vehicles, ensuring ease of access. There is also a wonderful double garage.

The shared pond with neighbours adds a unique charm to the property, enhancing the sense of community and offering a picturesque backdrop.

## SUMMARY OF ACCOMMODATION

- Entrance Hall
- 6.08m x 3.94m Lounge
- 3.04m x 4.27m Dining Room
- 3.04m x 4.82m Kitchen/Dining Room
- 4.45m x 3.29m Conservatory
- 1.56m x 3.06m Utility Room
- 4.38m x 3.06m Bedroom One
- 1.60m x 3.06m En-suite
- 3.50m x 4.01m Bedroom Two
- 4.23m x 2.71m Bedroom Three
- 2.33m x 3.06m Bathroom
- 5.60m x 5.60m Double Garage





## SERVICES

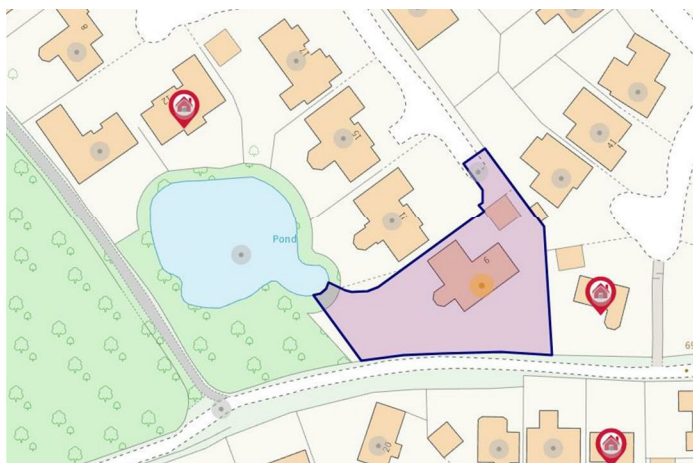
- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (Via BT)

## 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

- Bridgewater High School 1 mile walk
  - Stockton Heath 2 mile walk
  - Warrington Town Centre 4 miles
  - Manchester Airport 15 miles via M56
  - Chester City Centre 21 miles via M56
  - Manchester City Centre 25 miles via M56
  - Liverpool City Centre 27 miles via M62
- (Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council  
**Council Band:** G  
**Tenure:** Freehold  
(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.









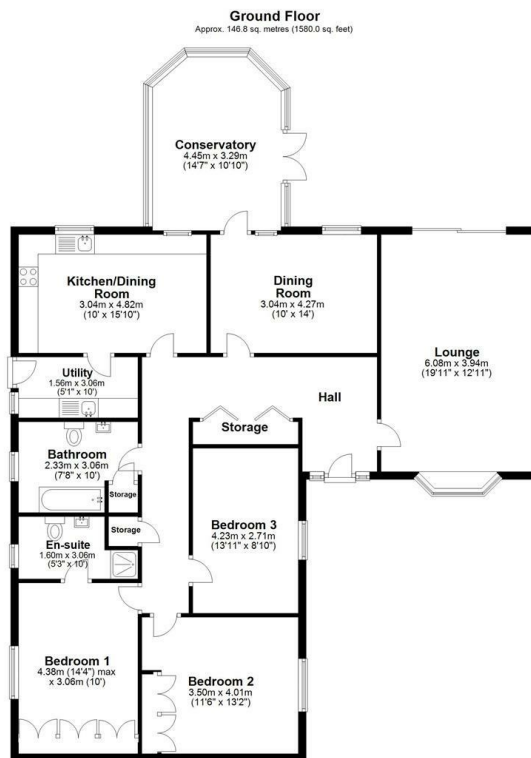




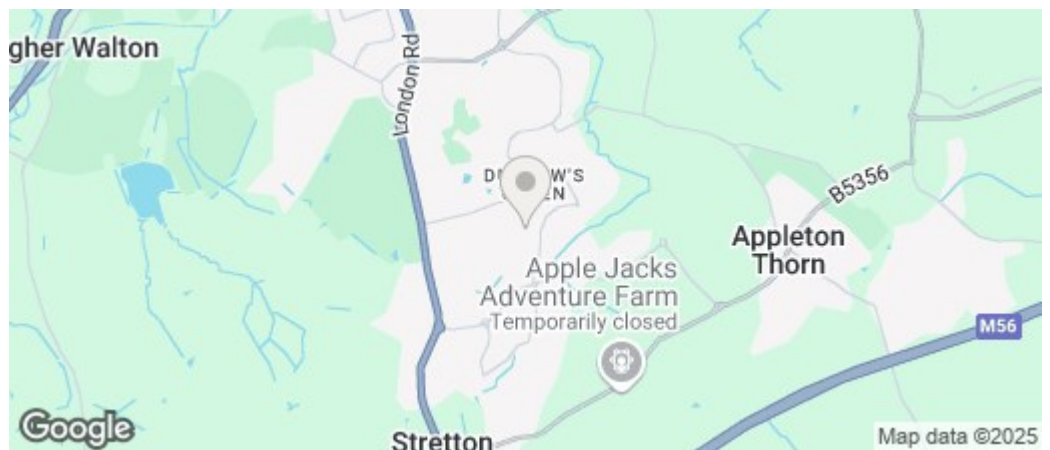
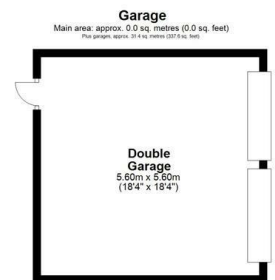


## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all prospective purchasers 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.



Main area: Approx. 146.8 sq. metres (1580.0 sq. feet)  
Plus garages, approx. 31.4 sq. metres (337.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

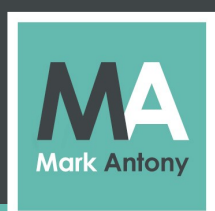
## VIEWING ARRANGEMENTS

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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