



# St. Monicas Close, Appleton, Warrington

£325,000

3 1 2



An exceptional mid-terrace property which simply must be viewed to be fully appreciated.

The immaculate accommodation has been much improved over recent years, and briefly includes; entrance hall, cloaks / WC, study, a 'Smithfields' fitted kitchen with integrated appliances, open plan lounge / dining space with bi-folding doors opening to the rear garden, first floor landing, three double bedrooms and a four piece family bathroom. Outside there is a block paved driveway with EV charging point and off road parking for two cars, a useful garage / store room and a fully enclosed landscaped garden at the rear.

Early Viewing Essential.

### Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

### Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate and are not to be used for room and furniture planning.

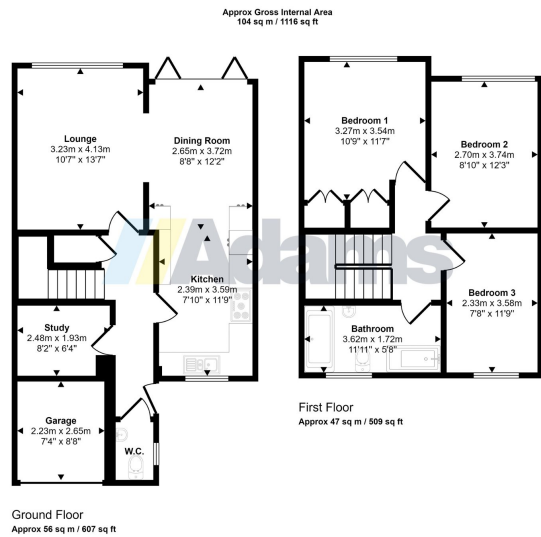
### Agents Notes

Tenure: Freehold

Local Authority: Warrington Borough Council

Council Tax Band: C





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Exceptional Mid-Terrace House
- High Quality Accommodation
- Gas C.H. & UPVC D.G.
- 'Smithfields' Fitted Kitchen
- Driveway With EV Charging Point
- Three Double Bedrooms
- Popular & Convenient Location
- Cloaks / WC + Study
- Four Piece Family Bathroom
- Landscaped Rear Garden

