



17 Goldspur Close, Appleton, WA4 5RT
£565,000

The Property Perspective

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We are delighted to offer this stunning 4 bedroom family home with an upgraded kitchen, luxury flooring, open plan kitchen/diner with family area and private downstairs study. This is a wonderful blend of modern comfort and traditional elegance. Inside you'll discover a light and spacious lounge with a bay window, ideal for relaxing evenings or entertaining. The open plan kitchen offers dining and a family area with French doors that open onto the rear garden. The ground floor office is a real asset and perfect for working from home. Upstairs you'll find a spacious main bedroom with en suite, as well as three further double bedrooms. A single garage completes this property.

Nestled in the charming Pippin Vale of Appleton, a sought-after area, this property promises not just a home, but a lifestyle. With its convenient layout and modern amenities, it caters to the needs of a growing family or those who love to host. The surrounding area is filled with green spaces and scenic views, perfect for leisurely strolls or outdoor activities. Transport links are good too so you can be where you need to be without too much of a journey.

Freehold
EPC rating B
Council Tax (anticipated F)
Management fee £131.50 PA
10 year structural warranty
2 years builders defect

GROUND FLOOR

HALL

Welcome entrance leading to

STUDY 9'0" x 7'6" (2.76m x 2.29m)

Ideal for working from home.

WC 5'3" x 32'1" (1.61m x 9.8m)

Contemporary white sanitary ware plus tiling

KITCHEN DINING/FAMILY AREA 28'5" x 15'8" (max) (8.67m x 4.80m (max))

Large, stylish open plan kitchen dining/family area. Perfect for entertaining.

UTILITY 5'6" x 5'7" (1.687m x 1.72m)

Ideal for laundry.

LOUNGE 16'4" x 11'11" (max) (4.99m x 3.65m (max))

Beautiful bay fronted lounge. The perfect place to relax and unwind.

FIRST FLOOR

LANDING

Leading to

MASTER BEDROOM 39'4" x 29'6" x 39'4" x 16'4" (12 x 9" x 12 x 5")

A beautiful master bedroom, leading to

EN SUITE 7'1" x 5'10" (2.16m x 1.79m)

Contemporary en suite containing white sanitary ware plus tiling.

BEDROOM 3 10'10" x 10'8" (3.32m x 3.26m)

An impressive double bedroom.

BATHROOM 6'11" x 5'6" (2.12m x 1.70m)

Contemporary family bathroom containing white sanitary ware plus tiling.

BEDROOM 2 12'2" x 12'8" (3.72m x 3.88m)

An impressive double bedroom.

BEDROOM 4 10'11" x 10'2" (3.35m x 3.11m)

An impressive double bedroom.

EXTERNAL

Single garage
Cul de sac location
Overlooking green space

**** PHOTOGRAPHS ARE OF A SHOW HOME AND ARE NOT THE ACTUAL PROPERTY*

Deposit Contribution available*

OR help towards Stamp Duty fees*

*Any incentives are subject to builders terms, conditions and price differentials

