



22 Pippin Vale, Appleton, WA4 5HE
£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

Welcoming entrance leading to

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

Perfect for working from home.

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

Contemporary white sanitary ware plus tiling.

UTILITY 5'6" x 5'7" (1.68m x 1.72m)

Ideal for laundry.

KITCHEN 28'5" x 15'8" (max) (8.67m x 4.80m (max))

Stylish open plan kitchen with dining/ family area. Relax and enjoy this lovely area.

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

Bright and spacious lounge with bay window. Ideal for relaxing evenings and entertaining.

FIRST FLOOR

LANDING

Leading to

MASTER BEDROOM 12'9" x 12'5" (3.91m x 3.79m)

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 19'8" x 36'1" x 16'4" x 19'8" (6 x 11" x 5 x 6")

Contemporary family bathroom containing white sanitary ware plus tiling.

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

An impressive double bedroom

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

An impressive double bedroom.

EXTERNAL

Single garage
Driveway
Cul de sac location
Overlooking green space

Deposit Contribution available*
OR help towards Stamp Duty fees*

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

