



28 Malinda Way, Appleton, Cheshire, WA4 5RY
£580,000

The Property Perspective

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PROPERTY
PERSPECTIVE

We are delighted to offer this beautiful 4 bedroom property with upgraded open plan kitchen, luxury flooring along with dining/family area and French doors. The impressive spacious bay-fronted lounge is the perfect place to unwind and the downstairs study room is a real asset. Towards the back of the property is a stylish open-plan kitchen diner with family area that opens onto the garden through French doors. Also benefit from an adjoining utility room with access to the garden.

Upstairs are 4 double bedrooms, including the main with an en suite shower room. A family bathroom with a separate shower completes this home.

Set in beautiful countryside of South Warrington, Orchard Meadows is an ideally located development. Within easy reach of shops, bars and restaurants along with excellent schools and great transport links, this is the perfect place for growing families. The useful motorways links make it easy to travel into nearby Warrington, Liverpool and Manchester too.

Freehold
Council Tax (anticipated band F)
EPC grade B
Management fee £131.50 per annum
10 year warranty
2 years builders defect

GROUND FLOOR

HALL

Welcoming entrance leading to

LOUNGE 16'4" x 12'0" (4.999 x 3.658)

Charming bay fronted lounge, the perfect place to unwind.

LIVING DINING KITCHEN 28'5" x 15'9" (max) (8.677 x 4.807 (max))

Stylish open plan kitchen, spacious and great for entertaining. Leading to

UTILITY ROOM 5'6" x 5'7" (1.687 x 1.724)

Ideal for laundry.

STUDY 9'0" x 7'6" (2.762 x 2.295)

Perfect for working from home.

WC 5'3" x 3'4" (1.614 x 0.986)

Containing white sanitary ware.

FIRST FLOOR

LANDING

MASTER BEDROOM 12'9" x 12'5" (3.910 x 3.791)

Beautiful master bedroom with mirrored built in wardrobes leading to

EN SUITE 7'1" x 5'10" (2.162 x 1.799)

Contemporary en suite containing white sanitary ware.

BEDROOM 2 12'2" x 12'8" (3.720 x 3.885)

An impressive double bedroom.

BEDROOM 3 10'11" x 10'8" (3.329 x 3.263)

An impressive double bedroom.

BEDROOM 4 11'0" x 10'2" (3.353 x 3.112)

An impressive double bedroom.

BATHROOM 6'11" x 5'6" (2.124 x 1.700)

Contemporary family bathroom containing white sanitary ware plus tiling.

EXTERNAL

Single garage

Long driveway
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

