



**Braeburn Drive, Appleton Thorn, Warrington,  
WA4**

**Offers Over: £350,000**

*Freehold*

# Braeburn Drive, Appleton Thorn, Warrington, WA4

Located on the popular 'Orchard Meadows' development is this modern Semi Detached Home. Built by Barratt Homes this beautiful home is only 18 months old and offers over 8 years builders guarantee.

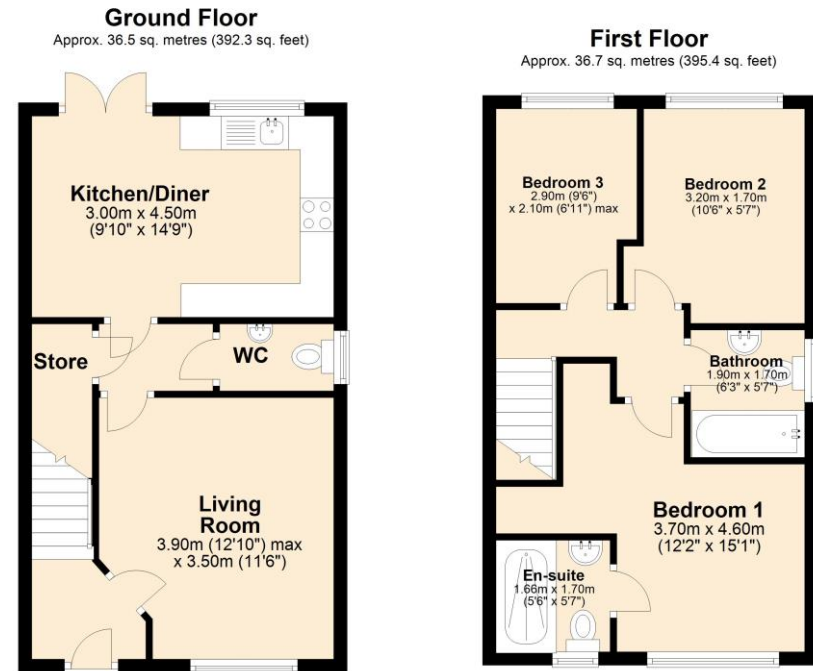
The property comprises; a entrance hall, bright and airy living room with large window to the front elevation. The stunning kitchen diner is fitted with a contemporary range of high gloss base and eye level units, integral appliances including washer/ dryer, dishwasher and oven/ hob, ample space for dining table and chairs and patio doors leading to the private rear garden. There is the added addition of a down stairs WC with porcelain tiled flooring and understairs storage.

The first floor reveals THREE bedrooms, the main bedroom has been upgraded with fitted wardrobes and offers a modern en-suite bathroom with walk in shower, WC and wash hand basin. The main family bathroom fitted with a modern white suite.

Externally there is a driveway to the front providing off road parking and a private enclosed garden to the rear.

Braeburn Drive is located close to several green spaces including Appleton Thorn Playing fields as well as being close to Stockton Heath Village and its abundance of amenities such as shops, eateries and local businesses.

- Freehold
- EPC Grade B
- Council Tax Band D



Total area: approx. 73.2 sq. metres (787.8 sq. feet)









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## The Property Man

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.