



**Bailey Crescent, Appleton, Warrington, WA4**

**Guide Price: £355,000**

*To be advised*



# Bailey Crescent, Appleton, Warrington, WA4

This beautifully presented new-build property, still under warranty, is a stunning opportunity to step into modern living. Nestled within the highly sought-after Orchard Meadows development, this home combines elegance, comfort, and practicality.

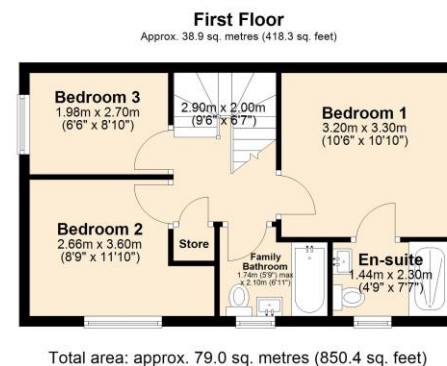
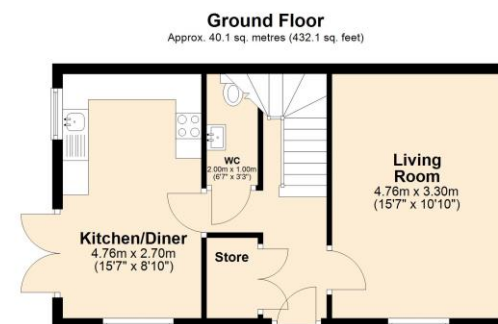
As you enter the home you are greeted by a warm and inviting entrance hall which sets the tone for the rest of the home. The living room is generously proportioned and filled with natural light, perfect for relaxation and entertaining. A modern fitted kitchen diner is equipped with integral appliances and a stylish design, this space is ideal for family gatherings and entertaining, patio doors lead to the rear garden offering a seamless transition from in door to outdoor living. There is also the added addition of a downstairs WC.

Upstairs, there are THREE thoughtfully designed bedrooms, the main bedroom features an en-suite bathroom with walk in shower. The family bathroom is fitted with a sleek three-piece white suite, including a shower over the bath.

The property is set on a corner plot with off road parking and enclosed private rear garden which is laid to lawn.

Bailey Crescent is situated within the popular Orchard Meadows development in Appleton, a vibrant community known for its family-friendly atmosphere and excellent amenities. Residents benefit from proximity to top-rated schools, local shops, and leisure facilities. The area boasts picturesque green spaces and parks, making it ideal for outdoor enthusiasts.

- EPC Grade B
- Council Tax Band D
- Freehold









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

102A School Road  
Sale  
Cheshire  
M33 7XB

T: 01615198855

E: [sales@thepropertyman.co.uk](mailto:sales@thepropertyman.co.uk)

[www.thepropertyman.co.uk](http://www.thepropertyman.co.uk)

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

### 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.