



Falstaff Gardens, Appleton, Warrington, WA4

Guide Price: £255,000

Leasehold

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Discover a fantastic opportunity to purchase a 75% shared ownership of this beautiful, modern mid-mews property. Perfectly positioned close to Stockton Heath and offering excellent access to the M56 motorway, this stunning home combines stylish living with everyday convenience.

Upon entering, you are welcomed by a bright entrance hallway. The first door on the right leads to a handy downstairs WC, while straight ahead is a useful cloakroom, ideal for extra storage. To the left, the spacious living room features attractive herringbone laminate flooring and a front-facing window that fills the space with natural light.

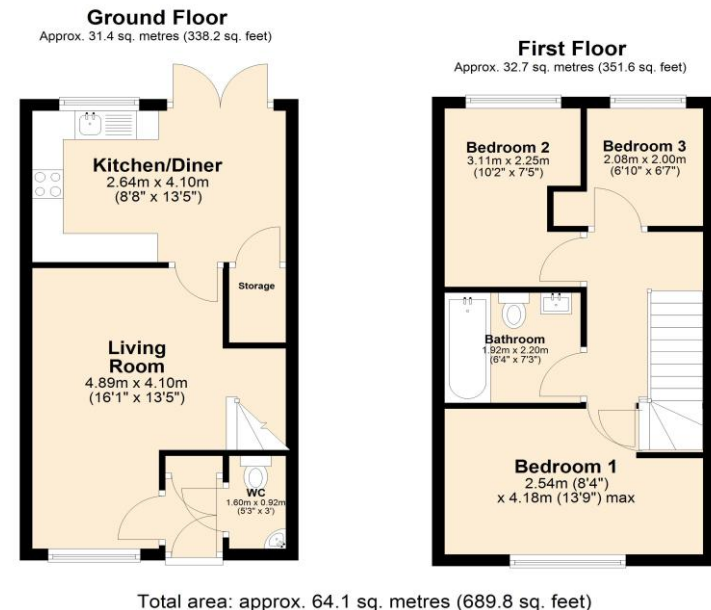
To the rear of the ground floor sits the impressive kitchen diner, fitted with a range of modern base and eye-level units with roll-top work surfaces and tiled splashbacks. The space includes both integral and free-standing appliances, making it perfectly equipped for everyday cooking and entertaining. Patio doors open out to the enclosed rear garden, creating a seamless flow between indoor and outdoor living.

Upstairs, the property offers three well-proportioned bedrooms. The main bedroom is positioned at the front and includes a built-in storage cupboard. Two additional bedrooms sit to the rear, making this layout ideal for families, guests, or home working. The landing area provides loft access, and the modern family bathroom is fitted with a clean, white three-piece suite.

Externally, the front of the property features a driveway with off-road parking for two cars, ensuring practicality for modern living. To the rear, the enclosed garden includes a paved patio area and a well-maintained lawn, perfect for relaxing, entertaining, or enjoying time outdoors.

- EPC Grade B
- Leasehold 990 Years
- Council Tax Band C
- Rent £132.21 + Service Charge £17.68 = £149.89 per month

- Management company fee of approx. £131.50 per annum.
- £255,000 is for a 75% share of the property. 100% value is £340,000
- Shared ownership property - Landlord is Halton Housing







Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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