



4 Blackmoor Way, Appleton, Warrington, WA4 5GU
£414,995

PROPERTY
PERSPECTIVE

Stretton is a highly regarded village on the outskirts of Warrington, offering the perfect balance between peaceful surroundings and excellent connectivity. The area is popular with families thanks to its well-regarded local schools, convenient access to motorway links for commuting towards Manchester and Liverpool, and a selection of nearby amenities including Stockton Heath village with its range of shops, cafés, and restaurants. Residents also benefit from nearby green spaces, countryside walks, and a strong sense of community, making Stretton an ideal place to call home.

This modern four-bedroom detached property, built in 2020, is presented in excellent condition throughout and offers stylish, well-planned accommodation ideal for modern family living. The ground floor comprises a welcoming living room and a spacious kitchen/diner, providing a bright and sociable heart of the home, along with a separate utility room and convenient downstairs WC. To the first floor are four well-proportioned bedrooms, including a generous master bedroom with en suite, alongside a contemporary family bathroom. Externally, the rear garden is laid to lawn and patio, offering a great space for relaxing or entertaining, while to the front there is a double driveway and integrated garage providing ample parking and storage.

Front
Driveway for two, integrated garage.

GROUND FLOOR

Living Room 18'8" x 13'6" (5.69m x 4.13m)
Front facing, window to front and side, wood flooring, radiator, painted walls, stairs to first floor, door to kitchen/diner.

Kitchen/Diner 18'4" x 9'8" (5.59m x 2.96m)
Wood floor, window to rear, double doors to garden, painted and tiled walls, wall mounted and base units, integrated double oven, gas hob, extractor, dishwasher, door to utility room, under stairs storage.

Utility Room 8'6" x 5'6" (2.60m x 1.70m)
Window to rear, wall mounted and base units, space for washing machine and tumble dryer, boiler, door to WC radiator.

Cloaks/WC
Toilet, sink, window to side, radiator.

FIRST FLOOR

Bedroom 13'7" x 10'5". (4.16m x 3.18m.)
Front facing, carpet, window to front, integrated storage, painted walls, radiator, door to en suite.

En Suite 6'5" x 4'8" (1.96m x 1.44m)
Shower, sink, toilet, window to side, tiled floor, radiator.

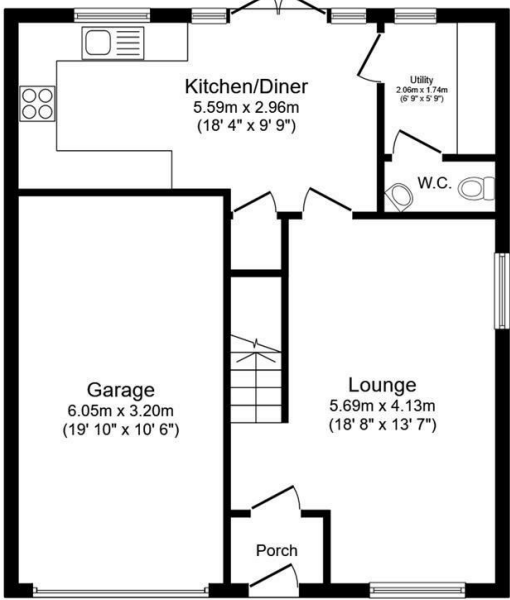
Bedroom 14'0" x 10'2" (4.29m x 3.10m)
Front facing, window to front, integrated storage, carpet, painted walls, radiator.

Bedroom 12'2" x 9'0" (3.72 x 2.75m)
Rear facing, carpet, window to rear, radiator, painted walls

Bedroom 11'2" x 7'3" (3.42m x 2.23m)
Rear facing, carpet, window to rear, radiator, painted walls

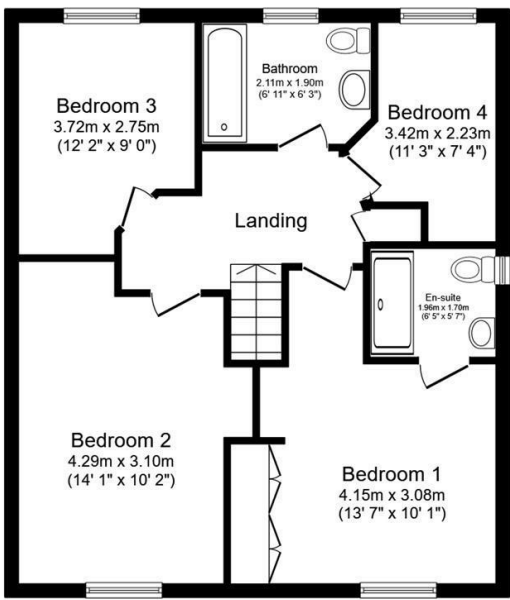
Bathroom 7'1" x 6'9" (2.17m x 2.07m)
Rear facing, three piece suite with over bath shower, window to rear, tiled floor, radiator, painted and tiled walls.

Rear Garden
Patio, lawn, wood fence borders, decked area with pergola, wood gate side access, power, tap.



Ground Floor

Floor area 65.0 sq.m. (700 sq.ft.)



First Floor

Floor area 65.0 sq.m. (699 sq.ft.)

Total floor area: 130.0 sq.m. (1,399 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io