

60 Braeburn Drive, Appleton, Warrington, WA4 5AA

£370,000









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Situated on the popular Orchard Meadows development, this beautifully presented modern home is ready to move straight into and offers stylish, flexible accommodation, ideal for families and professionals alike.

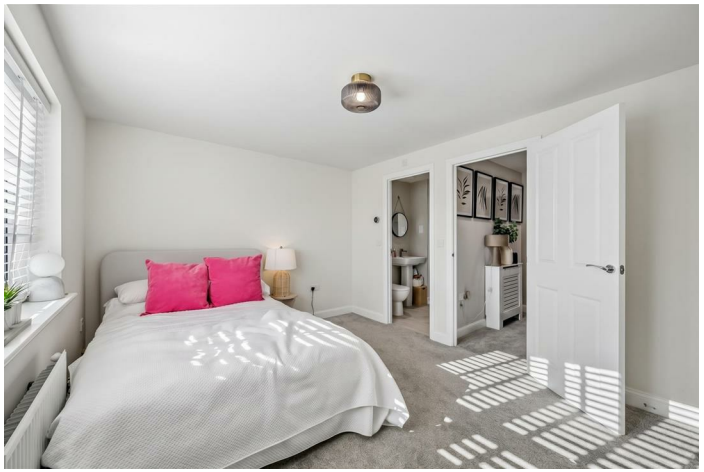
The ground floor features a contemporary open-plan kitchen, living and dining area, creating a sociable space for everyday living and entertaining. There is also a separate office, perfect for working from home, a handy downstairs WC and access to the private rear garden.

On the second floor, a separate living room provides a lovely additional reception space, but could also be used as a fourth bedroom if required. There are three good-sized bedrooms, including a principal bedroom with en-suite, making the layout both practical and versatile.

Outside, the private rear garden offers a lovely space to relax, while the driveway provides parking for two vehicles.

Description





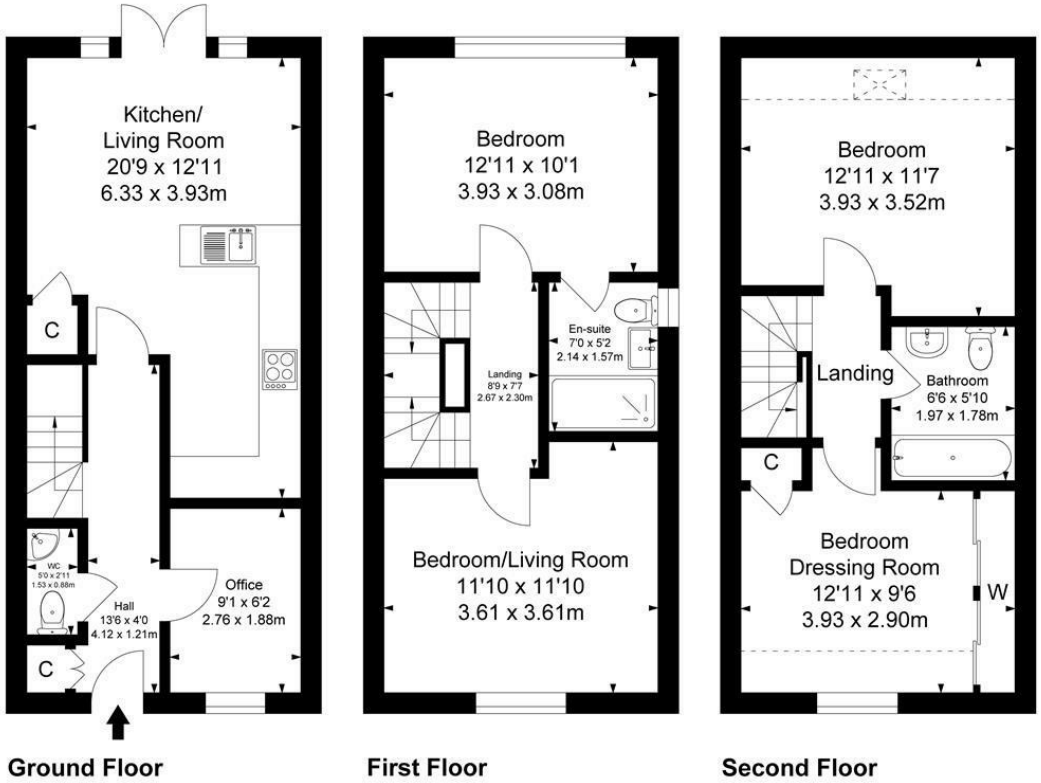


Council Tax Band: D

Floor Plans

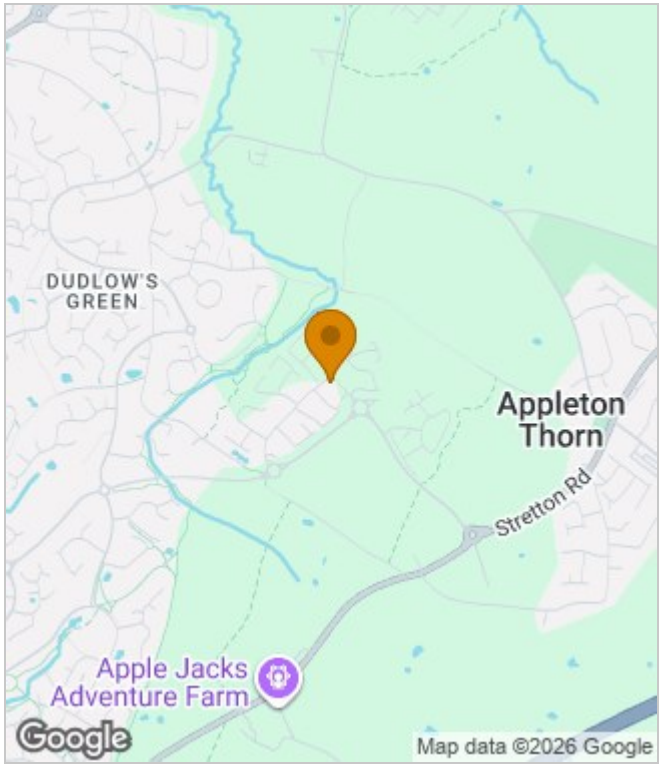
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Approximate Gross Internal Area :-
Ground Floor :- 35.97 sq m / 387 sq ft
First Floor :- 35.97 sq m / 387 sq ft
Second :- 35.97 sq m / 387 sq ft
Total :- 107.91 sq m / 1161 sq ft

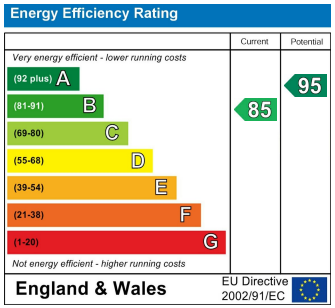


Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Area Map



Energy Performance Graph



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