



Braeburn Drive, Appleton Warrington, Cheshire

Three Bedroom Home • No Onward Chain • Set Over Three Floors • Perfect for Families • Modern Interior • En-Suite Bathroom • Good Sized Garden • Desirable Location • Driveway Parking • Ready To Move In



Mark Antony
SALES & LETTING AGENTS

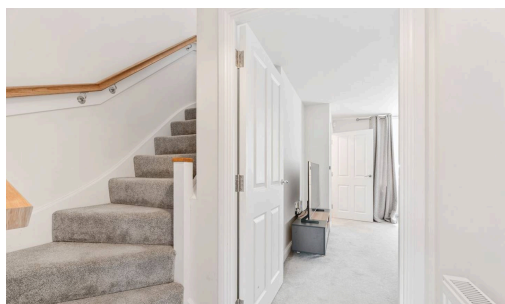


INTERIOR

Upon entering, you are welcomed by an inviting hallway that leads into a modern interior, thoughtfully designed to offer both style and practicality. The ground floor features a spacious lounge, enhanced by a beautiful bay window that allows an abundance of natural light to flood the room. From here, the property flows seamlessly into a contemporary kitchen, fitted with integrated appliances, stylish cabinetry, and ample storage. The adjoining dining area provides the perfect space for entertaining and benefits from patio doors opening onto the garden. Completing the ground floor is a convenient WC and additional storage space.

To the first floor, there are two good-sized bedrooms, both offering comfortable accommodation, along with a family bathroom fitted with a bath and overhead shower.

Occupying the entire top floor is the impressive principal bedroom, which benefits from built-in wardrobes, stunning skylights that fill the room with natural light, and a private en-suite bathroom, providing added comfort and convenience.



Throughout the property, neutral décor and quality finishes create a bright and welcoming atmosphere, allowing any prospective buyer to move straight in with minimal effort required.

GARDEN

The property also benefits from a generously sized, private rear garden. Featuring a combination of lawn and patio areas, it offers the perfect balance of indoor and outdoor living. The patio provides ample space for outdoor furniture, making it an ideal setting for entertaining family and friends during the warmer months.

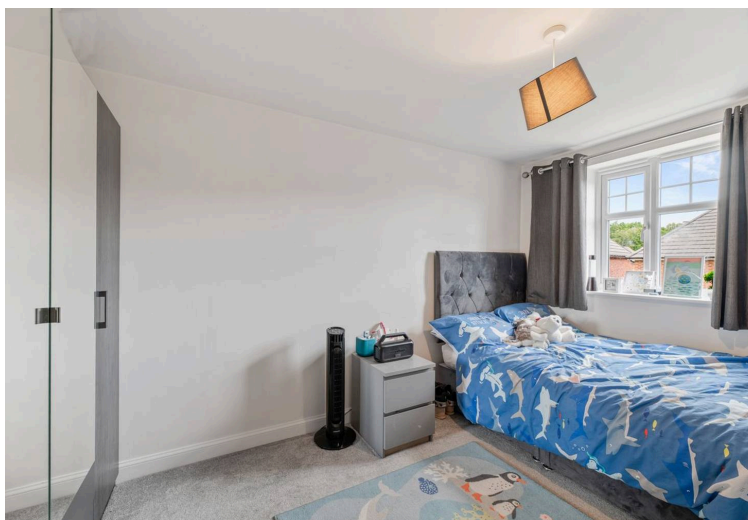
To the front of the property, there is driveway parking for two vehicles, providing both convenience and security for the homeowner. The driveway is further enhanced by the addition of an electric vehicle charging point, offering a practical and future-ready solution for EV owners.

LOCATION

Appleton is a leafy suburb neighbouring Stockton Heath and on the scenic boundary of Walton Hall Gardens. The area was first listed in the Domesday Survey of 1086 under the name 'Epeltune' which translates to 'the tun where the apples grew.' Within walking distance is an area known locally as Hillcliffe, which offers an excellent vantage point across Warrington. Appleton is also home to a golf club, leisure centre, a range of family pubs and, is ideally located for a range of great amenities. There are also four highly regarded schools in the area, making it a prime location for families.

GENERAL INFORMATION

- › Council Tax band: D
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: B



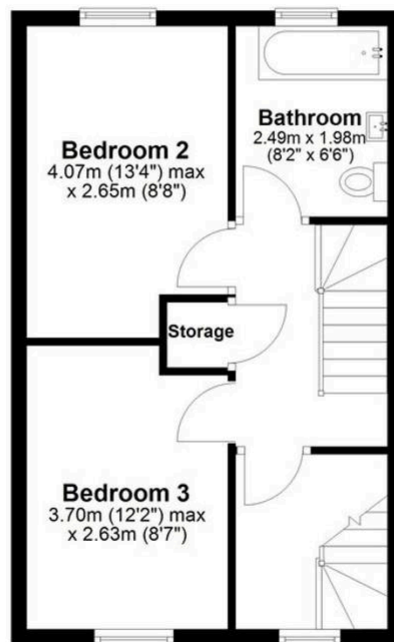
Ground Floor

Approx. 37.9 sq. metres (408.3 sq. feet)



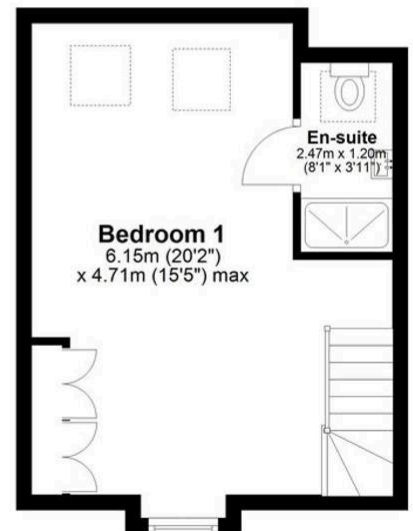
First Floor

Approx. 37.1 sq. metres (399.5 sq. feet)



Second Floor

Approx. 28.7 sq. metres (308.4 sq. feet)



Total area: approx. 103.7 sq. metres (1116.2 sq. feet)

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.

Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.

Items may be available under separate negotiation.