



Birchdale Court Birchdale Road, Appleton Warrington

Three Bedrooms • Desirable Location • Parking Available • Spacious Living • Two Bathrooms • Light And Airy
• Close To Local Amenities • Modern Interiors • Charming Apartment • Close To Stockton Heath Village



Mark Antony
SALES & LETTING AGENTS



INTERIOR

As you step into this delightful home, you are welcomed by an inviting hallway that immediately sets the tone for the beautifully presented interiors beyond. To your left, you'll find the spacious third bedroom, conveniently positioned opposite the stylish three-piece family bathroom, finished to a sleek and modern standard.

Continuing through the property, the natural flow leads you into the well-proportioned kitchen, offering ample worktop space and integrated appliances—perfect for both everyday living and entertaining.

Further along are the generously sized second bedroom and the impressive master bedroom, the latter benefitting from a private en-suite, creating a peaceful and secluded retreat.

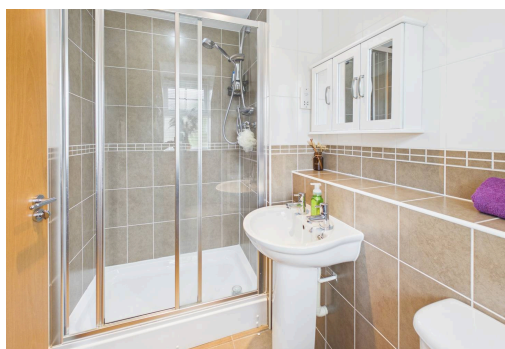


INTERIOR

Completing the home is the bright and airy living room, flooded with natural light and offering ample space for both relaxation and dining, making it ideal for spending quality time with family and friends.

EXTERIOR

Situated outside this delightful apartment block is a private car park, providing added convenience and peace of mind for everyday living.



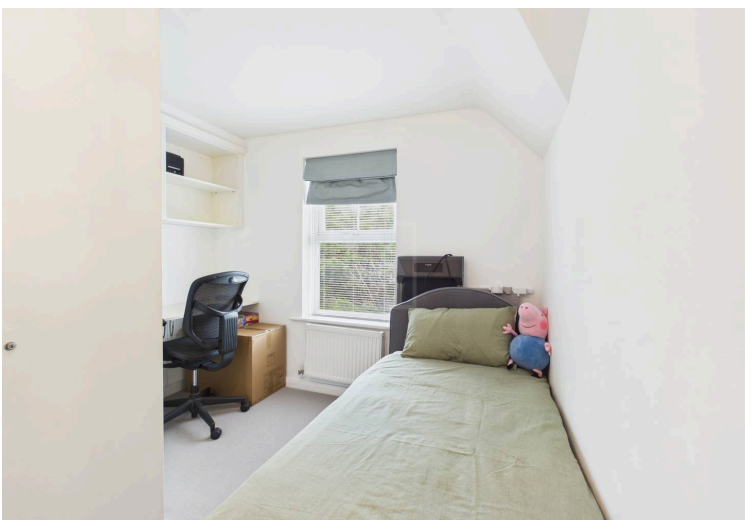
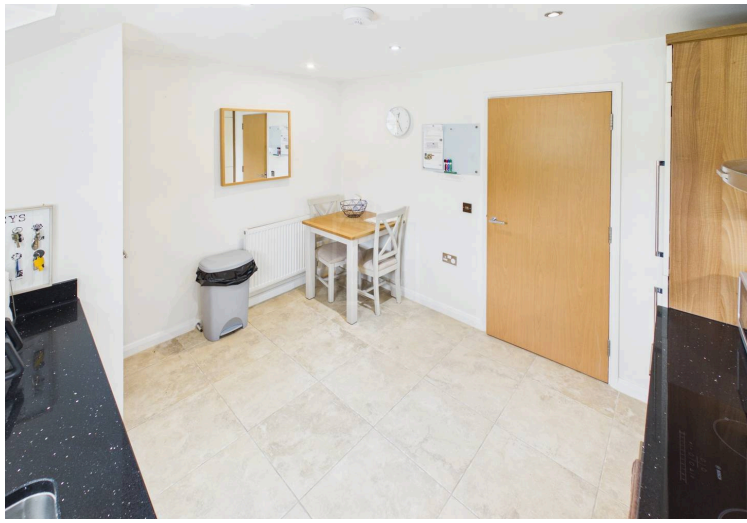
LOCATION

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: Leasehold
- › EPC Energy Efficiency Rating: B







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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.



Note: These sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase, we advise you to contact us and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.



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