



10 Pippin Vale, Appleton, Warrington, WA4 5HE
£355,000

The Property Perspective

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Situated in the highly desirable village of Appleton Thorn, Pippin Vale enjoys a semi-rural setting while remaining exceptionally well connected. The village is known for its character, historic stocks and welcoming community feel, along with a popular local pub and access to nearby amenities in Appleton and Stockton Heath. Well-regarded schools are within easy reach, making the area particularly attractive to families. For commuters, the M56, M6 and M62 motorway networks are all easily accessible, while Warrington offers direct rail services to Manchester and Liverpool. Surrounded by countryside walks and green spaces, Appleton Thorn offers a peaceful lifestyle without sacrificing convenience.

Built in 2022, this modern three-bedroom semi-detached home offers stylish accommodation arranged over three floors and is presented in excellent condition throughout. The ground floor comprises a welcoming living room, a contemporary kitchen/diner ideal for everyday living and entertaining, and a convenient WC. To the first floor are two well-proportioned double bedrooms and a modern family bathroom. The second floor is dedicated to an impressive master bedroom suite, complete with en suite facilities, creating a private top-floor retreat. Externally, the rear garden is laid to lawn and patio with useful side access, while to the front of the property is a driveway providing off-road parking for two vehicles.

Front Of Property

Driveway for two.

GROUND FLOOR

Living Room 14'11" x 11'8" (4.55m x 3.57m)

Bay window to front, wood floor, window to side, understairs storage, two radiators, fitted blinds.

Kitchen/Diner 15'5" x 10'5" (4.72m x 3.19m)

Wall mounted and base units, LVT flooring, double doors to garden, window to rear, integrated oven, gas hob, extractor, fridge/freezer, dishwasher

Cloaks/WC

Wood floor, toilet, sink, tiled and painted walls, radiator.

FIRST FLOOR

Bedroom 11'10" x 8'7" (3.61 x 2.64m)

Front facing, carpet, built in storage, window to front, radiator.

Bedroom 13'6" x 8'7" (4.14m x 2.64m)

Rear facing, window to rear, built in storage, radiator, carpet.

Bathroom 8'1" x 6'5" (2.47m x 1.98m)

Wood floor, heated towel rail, window to rear, three piece suite with over bath shower, mounted mirror.

SECOND FLOOR

Bedroom 20'1" x 11'3" (6.13m x 3.44m)

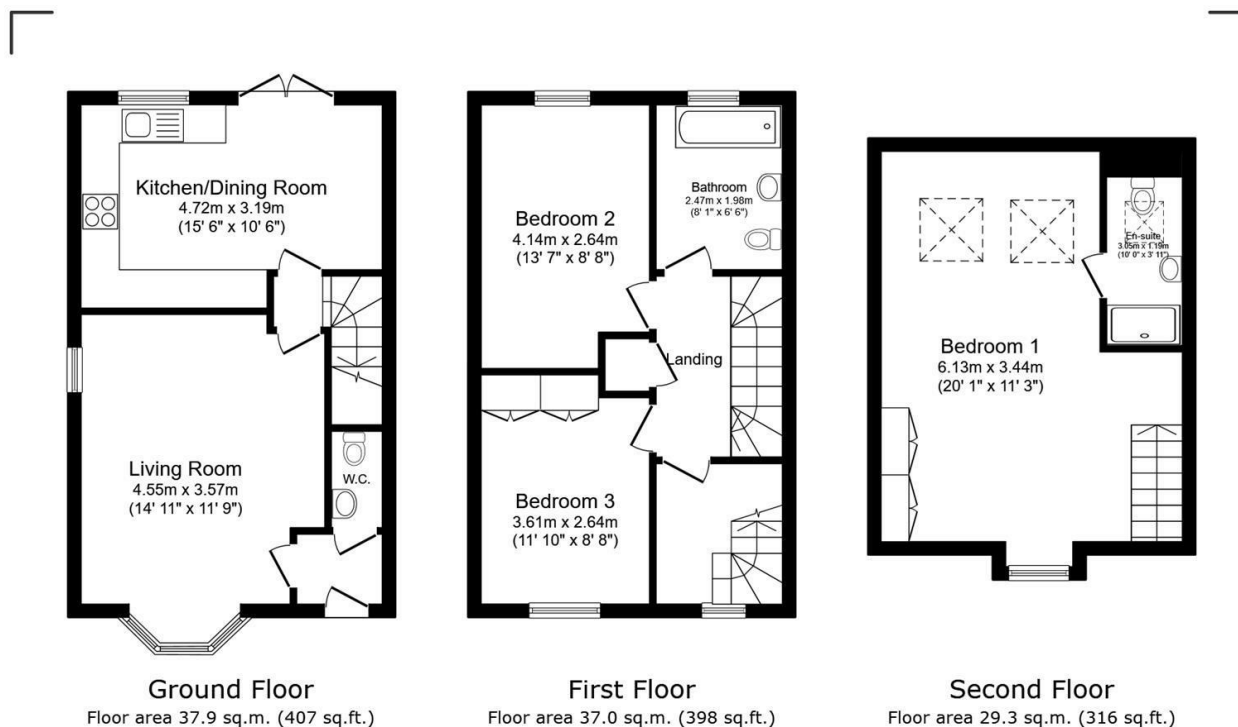
Carpet, two skylight windows, two radiators, built in storage, painted walls. Access to en suite.

En Suite 10'0" x 3'10" (3.05 x 1.19m)

Wood floor, walk in shower, toilet, sink, mounted mirror, heated towel rail, skylight window.

Rear Garden

Rear garden laid to patio and lawn with shed, wood and brick wall borders, side gate access, tap and power.



Total floor area: 104.2 sq.m. (1,122 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

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