



**GASCOIGNE
HALMAN**

29 BRAEBURN DRIVE, APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT



29 BRAEBURN DRIVE, APPLETON, WARRINGTON

A well presented three-bedroom semi-detached modern home, ideally situated on the highly sought-after Orchard Meadows development, built by David Wilson Homes and benefitting from in excess of five years remaining on the NHBC/new home warranty. Offering stylish and well-planned accommodation across three floors, this superb property is perfectly suited to first-time buyers, young families, and professionals alike.

In brief, the accommodation comprises an entrance hall with useful downstairs WC. To the front elevation is an attractive bay-fronted lounge, providing a bright and comfortable living space ideal for relaxing and entertaining. To the rear of the property is a dining kitchen fitted with a contemporary range of base and wall-mounted units complemented by quality work surfaces and a full range of integrated appliances, including a fridge/freezer, oven, dishwasher, washing machine, gas hob, and extractor hood. There is ample space for dining, while double doors open directly onto the rear patio and garden, creating an excellent indoor-outdoor flow.

To the first floor are two well-proportioned bedrooms together with a modern family bathroom fitted with a three-piece suite and shower over the bath. Occupying the entire second floor is an impressive and particularly spacious principal bedroom suite, enjoying a light and airy feel along with the benefit of a stylish en-suite shower room.

Externally, the property enjoys driveway parking to the front elevation. To the rear is a private enclosed garden, mainly laid to lawn with a flagged patio area.

Offered to the market with no onward chain, this fantastic home provides a wonderful opportunity to acquire a modern, move-in-ready property in a popular residential location.





LOCATION

Stockton Heath village boasts a first-class range of shopping, schooling and recreational facilities. The nearby motorway system brings Manchester, Liverpool, Chester etc. within easy commuting distance and there are fast and frequent train services to London from local stations. Manchester International Airport can be reached normally in about twenty minutes by car and the area is surrounded by glorious Cheshire countryside.

SATNAV:

WA4 5AA

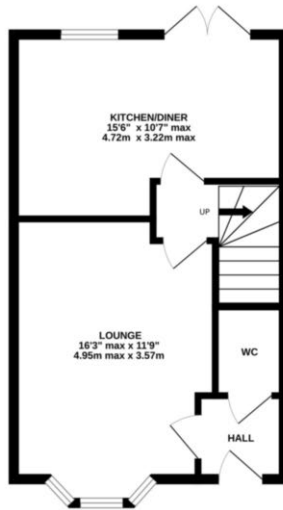
TENURE

Freehold

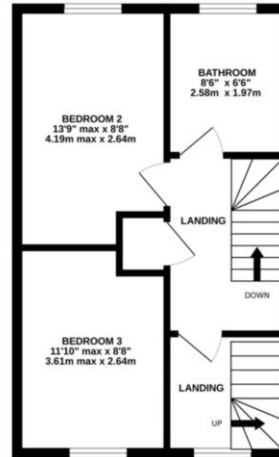
LOCAL AUTHORITY

Warrington BC - Council Tax Band D

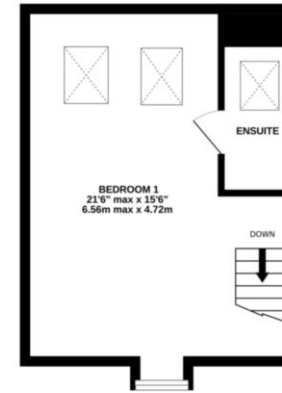
GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



2ND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 1110 sq.ft. (103.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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