



# Epsom Gardens, Appleton WA4 3AQ

£91,000

1 1 1



**70% SHARED OWNERSHIP. ONE BEDROOM BUNALOW. EVER POPULAR EPSOM GARDENS DEVELOPMENT. VIEWING ADVISED.**

Adams Estate Agents are delighted to offer for sale this well presented semi-detached bungalow, forming part of the popular Epsom Gardens development in Appleton. This rare opportunity enables the buyer to purchase the 70% shared ownership property, subject to meeting the criteria set by Warrington Housing Association, who own the remaining 30%. In brief, the accommodation comprises; entrance hall, spacious lounge, kitchen, bedroom and bathroom. Externally, to the front of the property there is an allocated parking space. To the rear, there is an enclosed courtyard with mature flower and shrub borders. Internal inspection is advised to fully appreciate what this property has to offer. No onward chain delay. Council Tax Band B.

**Ground Floor**

Entrance Hall - 11'1" x 3'2"

Lounge - 15'9" x 13'2"

Kitchen - 10'4" x 7'11"

Bedroom 1 - 12'1" x 11'6"

Bathroom - 7'6" x 6'1"

**Externally**

To the front of the property there is an allocated parking space. To the rear, there is an enclosed courtyard with mature flower and shrub borders.

**Viewing**

By prior appointment through our Stockton Heath office on 01925-398343.



### Ground Floor



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items.  
Plan produced using PlanIt.

- One Bedroom
- Retirement Development for Over 55's
- Allocated Parking
- Viewing Advised
- Council Tax Band: B.
- Semi-Detached Bungalow
- 70% Shared Ownership
- No Chain Delay
- EPC: TBC.
- Leasehold Tenure

