



 Adams

Birchdale Road, Appleton, WA4 5AW

£595,000

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- Spacious Detached Bungalow
- Mooring For Two Boats
- Lounge & Conservatory
- Garage
- Driveway
- Sought After Canal Side Location
- Three Double Bedrooms
- Kitchen / Diner
- Large Rear Garden
- No Chain Delay



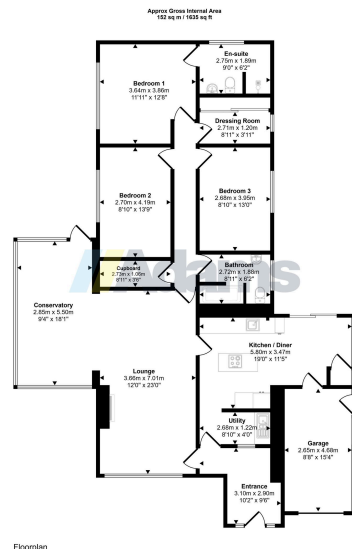
*******CANALSIDE LOCATION*******

Adams Estate Agents are delighted to offer for sale this substantial three bedroom detached bungalow, located within a private cul-de-sac off the highly regarded Birchdale Road.

In brief, the accommodation comprises of; entrance hall, utility, kitchen/diner, a large lounge, conservatory, three double bedrooms and a modern bathroom. Externally, the property stands well within its plot and benefits from a large rear garden with direct access onto The Bridgewater Canal and mooring rights for two boats. To the front of the property, there is a large driveway and garage.

Properties on this road rarely become available and we would advise a viewing at your earliest opportunity.

No Chain Delay ¹



The floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows and any items are approximate and are responsible to owner for any errors. Dimensions are indicated. Some of items such as bathroom areas are representative only and may not fit into the real items. Made with Visio 2003.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B	87		
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

www.adamsea.co.uk

RUNCORN

54 High Street, Runcorn, WA7 1AW
01928 574401

runcorn.sales@adamsea.co.uk

STOCKTON HEATH

12-14 Walton Road, Stockton Heath, WA4 6NL
01925 398343

s.heath@adamsea.co.uk

WIDNES

53-55 Albert Road, Widnes, WA8 6JS
0151 420 4055

widnes.sales@adamsea.co.uk

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Registered office 53 Albert Road, Widnes, WA8 6JS.
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