



Adams
Your local property experts

Appleford Close, Appleton, Warrington, WA4 3DP

£439,950

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A modern four bedroom detached home with West facing rear garden located in a popular Appleton cul-de-sac.

Features of the well presented accommodation include; entrance porch & hall, cloaks / WC, lounge, dining room, conservatory, kitchen, first floor landing, four bedrooms, ensuite and family bathroom. Outside there is driveway parking a single bay garage and a private rear garden.

Early Viewing Advised. No Chain Delay With This Sale.

Ground Floor

Entrance Porch

Entrance Hall - 3.07m x 2.77m (10'1" max x 9'1" max)

Cloakroom / WC - 1.98m x 0.91m (6'6" x 3'0")

Lounge - 5.79m x 3.51m (19'0" max into bay x 11'6")

Dining Room - 3.35m x 2.64m (11'0" x 8'8")

Conservatory - 3.1m x 2.77m (10'2" x 9'1")

Kitchen - 3.63m x 2.77m (11'11" x 9'1" + recess)

First Floor

Landing - 3.94m x 1.78m (12'11" x 5'10")

Bedroom One - 3.51m x 3.48m (11'6" x 11'5" max)

Ensuite - 2.39m x 0.91m (7'10" x 3'0")

Bedroom Two - 2.87m x 2.41m (9'5" x 7'11")

Bedroom Three - 3.35m x 2.08m (11'0" x 6'10")

Bedroom Four - 2.82m x 2.03m (9'3" x 6'8")

Bathroom - 2.39m x 1.96m (7'10" x 6'5")





- Modern Detached House
- Good Cul-De-Sac Position
- Well Presented Accommodation
- Four Bedrooms + Ensuite
- Two Reception Rooms
- Conservatory
- Garage & Driveway Parking
- West Facing Rear Garden
- Excellent Local Schooling
- No Chain Delay



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		