



Parkstone Drive, Appleton, Warrington

Offers In Region Of £380,000

3 2

SPACIOUS THREE BEDROOM MODERN DETACHED FAMILY HOME. SOUGHT AFTER AREA. VIEWING ADVISED.

Adams Estate Agents are delighted to offer for sale this nearly new three bedroom detached family home, boasting a larger than average 23ft long detached garage. Situated in this popular Barratt Homes development is this double-fronted detached home which is sat on good sized corner plot and in brief comprises; entrance hall, lounge, kitchen/diner and WC to the ground floor. To the first floor, there are three bedrooms with the master offering en-suite facilities and a family bathroom. Externally, there is a driveway providing off road parking and access to the detached garage. The garage is fitted with light and power and a great space which could quite easily be converted, with versatile use, subject to any local planning and/or building regulation requirements. The rear garden is mainly lawn with flagged patio area.

- Three Bedrooms
- Detached Family Home
- Well Presented Throughout
- Large Detached Garage
- Sought After Area
- Viewing Advised





Floor Area: sq. ft.

Tenure: Not given

Service Charge: £ per annum

Ground Rent: £ per annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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	

