



Wharfside Court, Appleton, Warrington

£650,000



## Wharfside Court, Appleton, Warrington

A substantial modern bungalow located in private development of just three detached properties next to the Bridgewater Canal in Appleton.

This unique property stands in a particularly generous size plot and offers flexible and adaptable accommodation within easy walking distance of Stockton Heath village centre.

Features of the high quality accommodation include; a large reception hall, 30ft open plan lounge / dining room, kitchen with integrated appliances, separate utility, four good size bedrooms, ensuite and four piece bathroom at ground floor level. A fixed spiral staircase in the hallway gives access to a huge first floor loft area which includes three very spacious rooms, one of which is currently used as a bedroom.







## Viewing

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

## Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate.

## Agents Notes

Tenure: Freehold

Council Tax Band: G

Local Authority: Warrington Borough Council





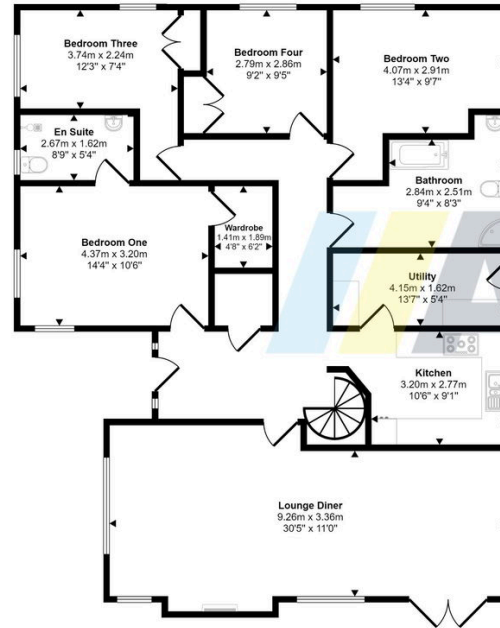






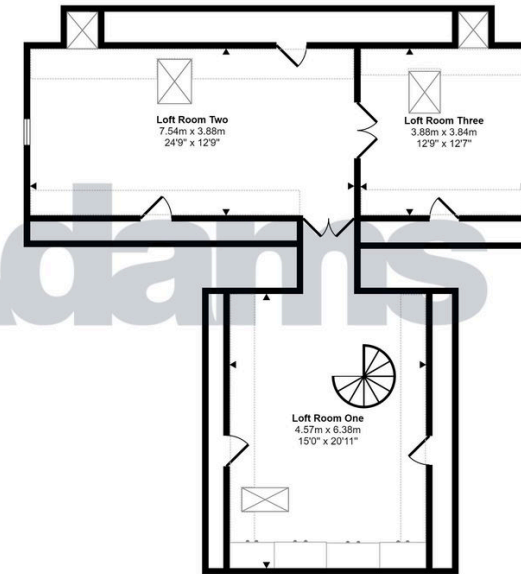


Approx Gross Internal Area  
249 sq m / 2677 sq ft

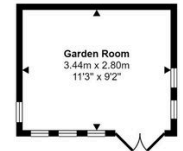


Ground Floor  
Approx 141 sq m / 1521 sq ft

Denotes head height below 1.5m



First Floor  
Approx 98 sq m / 1052 sq ft

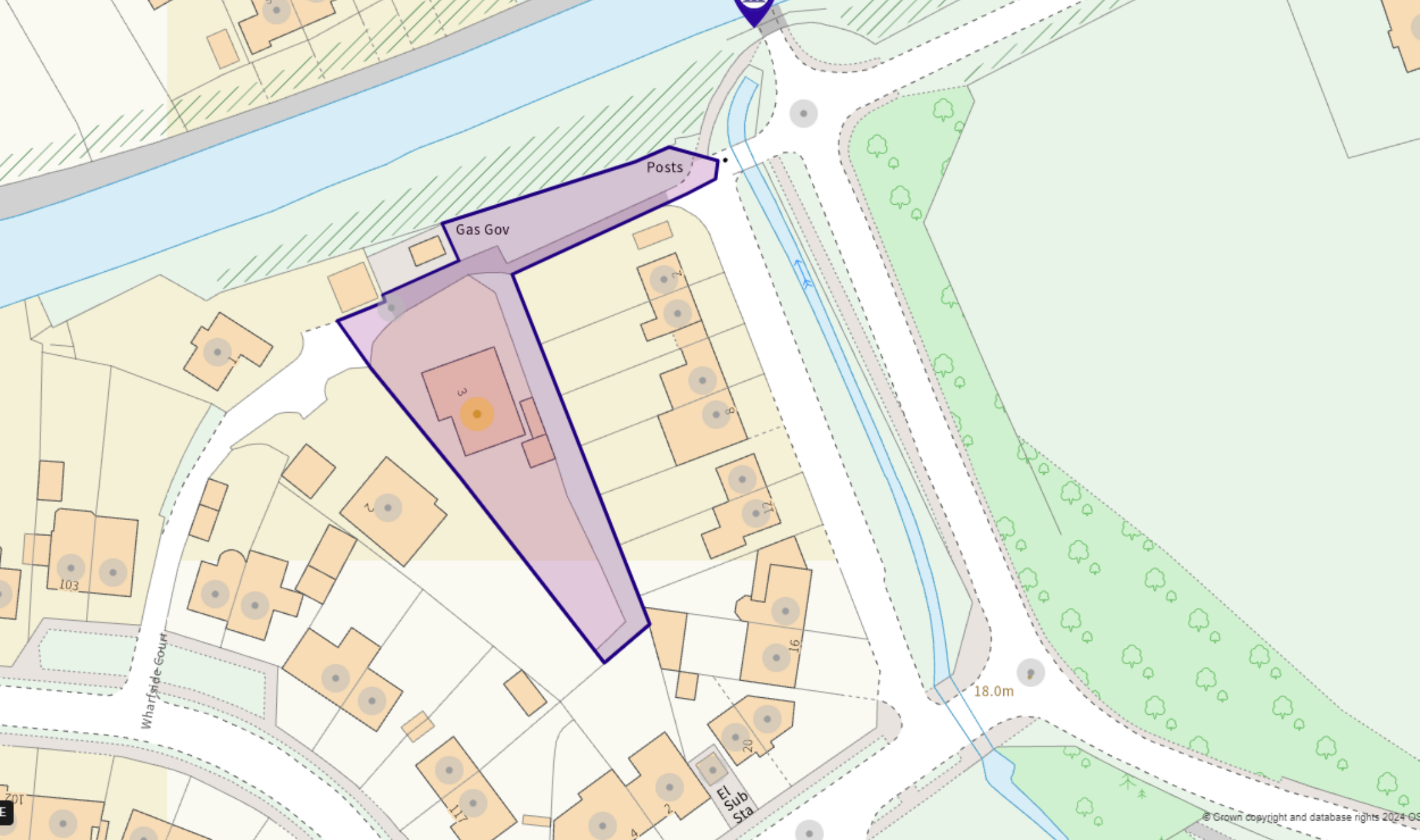


Reception Room  
Approx 10 sq m / 104 sq ft

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. Made with Made Snappy 360.







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