

## Warren Road, WA4 5AG

£499,950 PA 4 L 1 L 2









Situated on one of Appleton's most sought-after roads, this spacious four-bedroom detached property offers an exciting opportunity for modernisation and personalisation. The ground floor accommodation includes a bright lounge, a dining room, a kitchen with utility, and access to the garage. Upstairs, there are four well-proportioned bedrooms and a shower room, with the master bedroom being particularly spacious. Outside, the property is set back from the road with a large front garden and driveway, while the private rear garden provides an ideal space for outdoor living. This property represents a rare opportunity to purchase in such a prime Appleton location, with scope to modernise and create a superb family home.

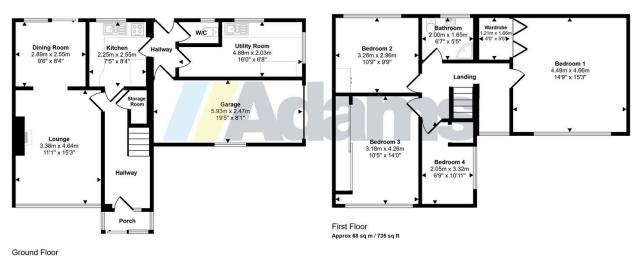


## **Key Features**

- Detached 4-bedroom family home
- · Spacious master bedroom
- · Kitchen plus separate utility room
- · Large integral garage
- · Private and enclosed rear garden

- Sought-after Warren Road location in Appleton
- Solar panels
- · Family shower room
- Generous front garden with driveway parking
- Excellent potential for modernisation & improvement

Approx Gross Internal Area 137 sq m / 1480 sq ft



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, Lons of items such as bathroom suites are representations only and may not look like the retal items. Made with Made Snappy 350.