





# Bridge Lane, Appleton, WA4

£307,500

3 1 1





### 3 Bedroom Semi-Detached House – Walking Distance to Stockton Heath Village

Adams Estate Agents are delighted to offer for sale this well-presented three-bedroom semi-detached property, ideally located within easy walking distance of the highly sought-after Stockton Heath village. The property offers spacious and modern accommodation, making it an ideal home for families, professionals, or first-time buyers alike.

In brief, the accommodation comprises: entrance hall, generous open plan lounge/dining room, and a bright kitchen with modern fittings and access to the rear garden. A ground floor W/C completes the downstairs accommodation.

To the first floor, there are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from a private rear garden, ideal for outdoor entertaining, and driveway parking to the front.

Situated just a short stroll from Stockton Heath village, the location offers a superb selection of boutique shops, bars, cafes, and restaurants, along with excellent local schools and convenient transport links to Warrington, the M56, and M6 motorway networks.

#### Viewing

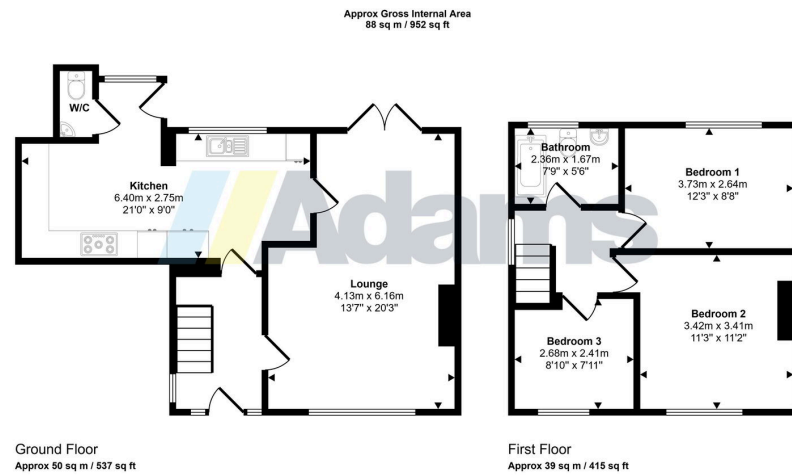
By prior appointment through our Stockton Heath office on 01925-398343.

#### 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





- Three Bedroom Semi Detached House
- Off Road Parking
- Great Location For Schools
- Spacious lounge
- Convenient ground floor W/C
- Private rear garden ideal for entertaining
- Driveway providing off-road parking
- Walking distance to Stockton Heath village
- Close to excellent local schools and amenities
- Easy access to motorway and transport links

