



Bernard Ave, Appleton, WA4

£375,000

4 3 2



A spacious four-bedroom semi-detached home located in the highly sought-after area of Appleton.

Offering generous living accommodation and fantastic potential, this property is ideal for buyers looking to put their own stamp on a family home.

On the ground floor, the property features a welcoming porch leading into a bright entrance hall. Double doors open into a well-proportioned lounge complete with a log burner, creating a warm and inviting focal point. To the rear is a large open-plan kitchen/diner, perfect for family living and entertaining, with an adjoining utility room for added convenience.

A valuable addition is the fourth bedroom located on the ground floor, benefiting from its own modern en-suite, making it ideal for guests or multigenerational living.

Upstairs, the property offers a generous main bedroom with en-suite, two further good-sized bedrooms and a large family bathroom.

While the property is in need of modernisation, it presents an excellent opportunity to create a stunning family home in a prime location.

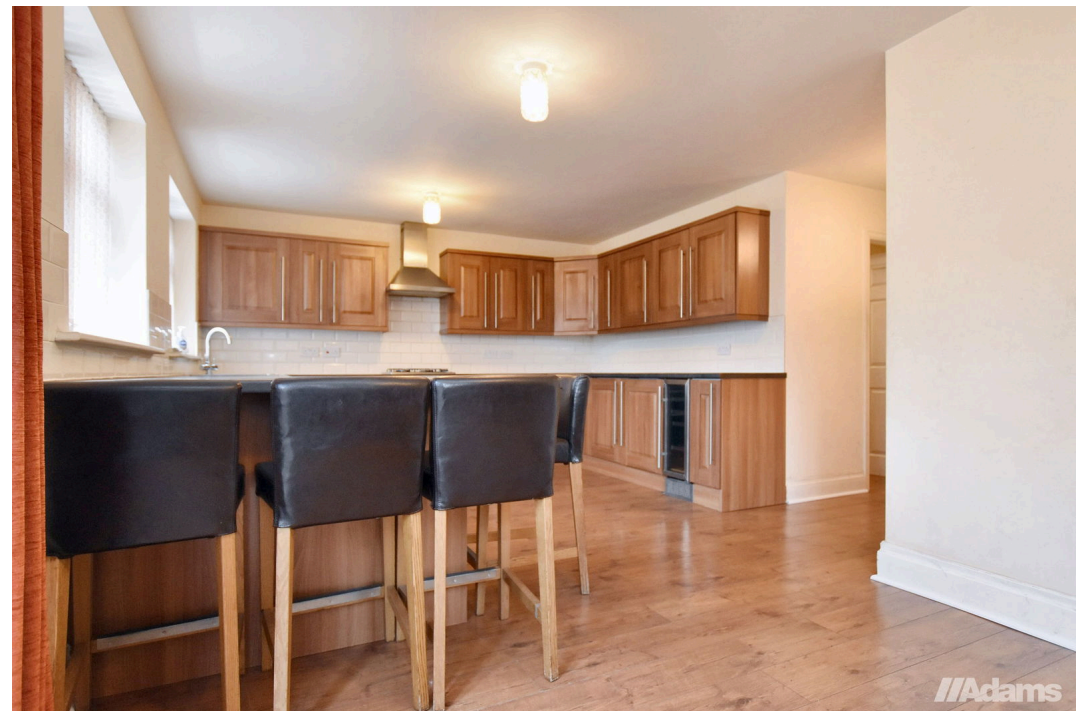
Externally, the property boasts a good-sized front driveway and a private rear garden with lawn and patio area. The property also benefits from solar panels, offering improved energy efficiency and reduced running costs.

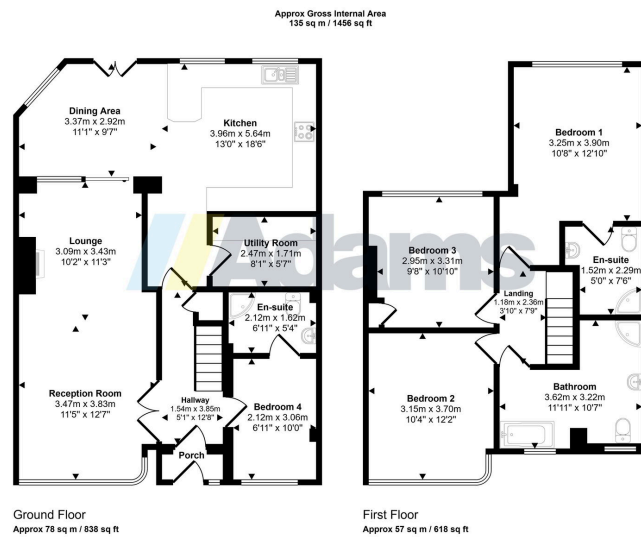
Viewing

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

Note

All measurements are approximate. No appliances or central heating





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.

- Four-bedroom semi-detached property in sought-after Appleton
- Porch and entrance hall
- Large open-plan kitchen/diner
- Ground-floor fourth bedroom with ensuite
- Private rear garden with patio
- Solar panels providing improved energy efficiency
- Spacious lounge with double doors and log burner
- Separate utility room
- Main bedroom with ensuite plus two further good-sized bedrooms
- Generous front driveway offering ample off-road parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A	93	95
(81-91) B		
(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	