



**Adams**

Bernard Ave, Appleton, WA4

£375,000

4 3 2



Adams

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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.

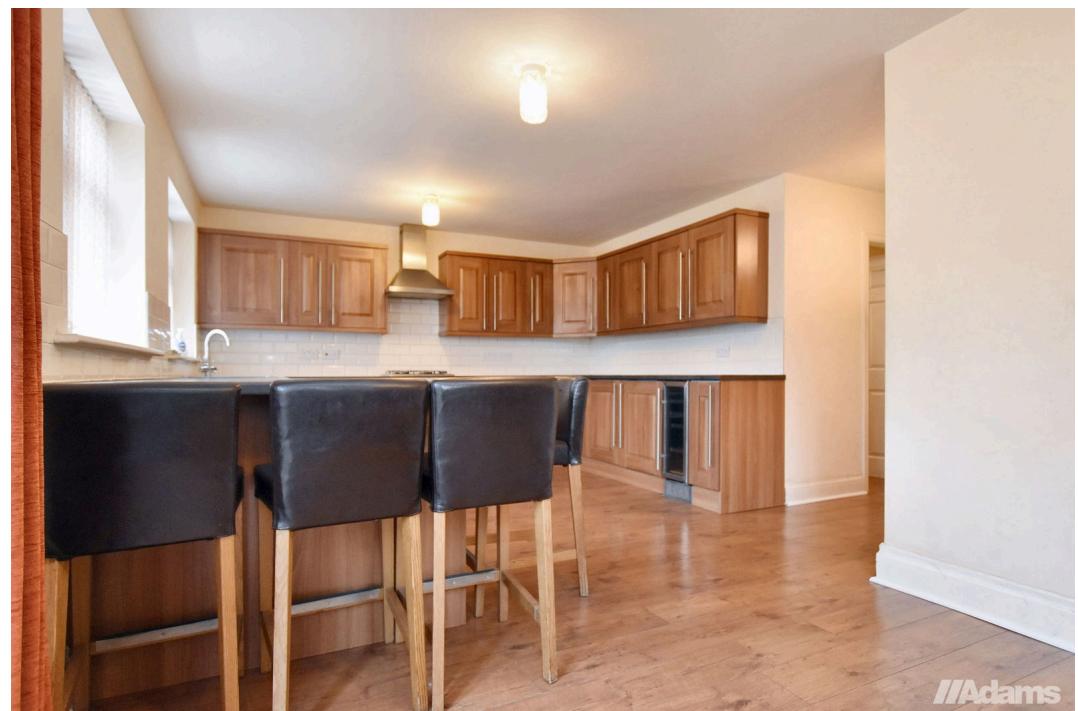
Externally, the property boasts a good-sized front driveway and a private rear garden with lawn and patio area. The property also benefits from solar panels, offering improved energy efficiency and reduced running costs.

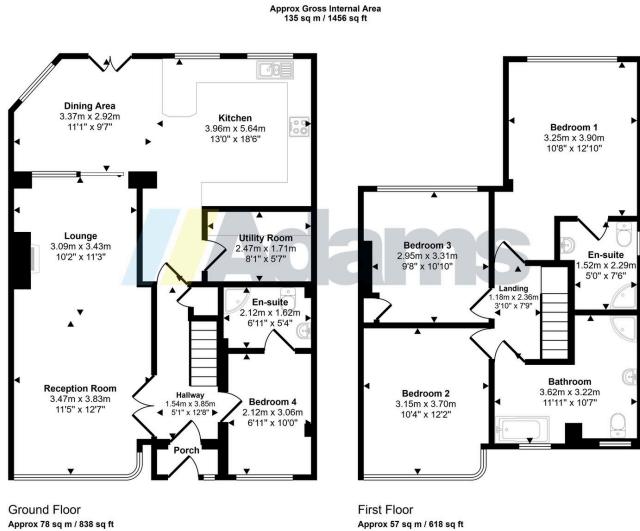
## Viewing

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

## Note

All measurements are approximate. No appliances or central heating systems have been tested.





- 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
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>	93	95
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC