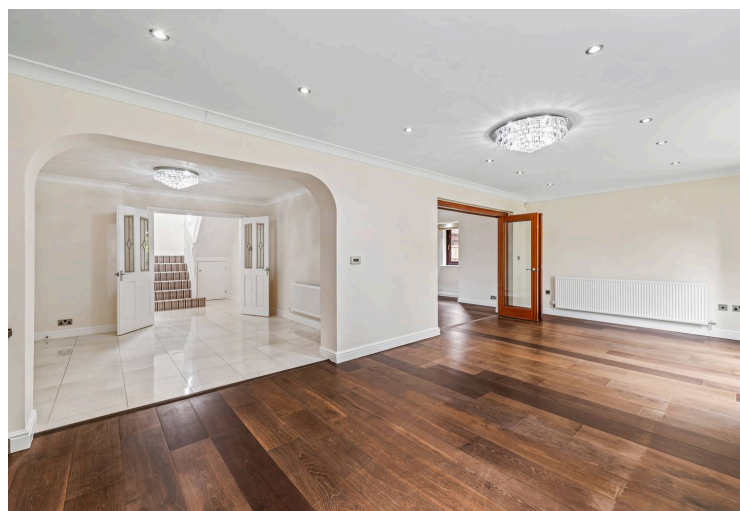




Birchways, Appleton Warrington, Cheshire

No Onward Chain • Five Generous Sized Bedrooms And Two En Suites • Additional Prep Kitchen And Two Utility Spaces • Superb Sized Private Garden • Ample Living Space • Extended Property • Excellent Storage Options Throughout • Offered with a Freehold Title • Driveway Parking and Garage • Situated in a Highly Desirable Area



Mark Antony
SALES & LETTING AGENTS



INTERIOR

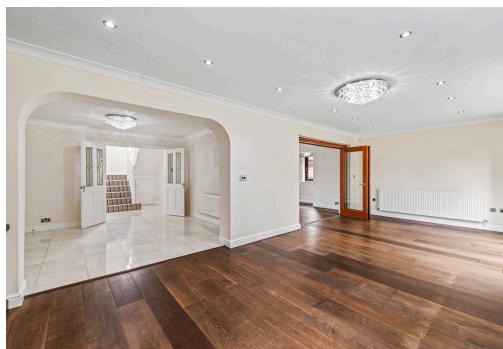
This impressive five bedroom detached house represents a fantastic opportunity to acquire a spacious and versatile family home, offered with no onward chain and a freehold title.

Situated in a highly desirable area of Appleton, as you enter this home you are presented with a open hallway that provides access to all areas of the downstairs.

To the left, a spacious lounge is bathed in natural light and flows seamlessly into the family room, creating an ideal space for both relaxation and entertaining. The family room features a stylish built-in media wall and French doors opening onto the garden, while also providing easy access to the dining room — a generous and versatile space perfectly suited to formal dining or a variety of other uses. Continuing through the property, the well-appointed kitchen is fitted with an extensive range of cabinetry, offering ample storage and worktop space, alongside a selection of integrated appliances.

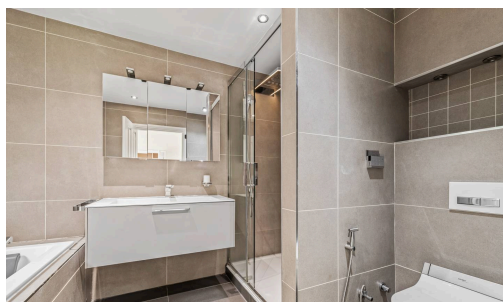


Home to the first floor, the property boasts five good sized bedrooms, each benefitting from ample natural light and excellent storage/wardrobe space, providing comfortable accommodation for the whole family. The spacious master bedroom is fully air-conditioned and features a walk-in wardrobe, complemented by an additional full-sized wardrobe that provides generous storage as well as a Juliette balcony looking over the rear garden. The additional wardrobe is elegantly finished with Swarovski crystal handles, adding a touch of sophistication and luxury. A dedicated dressing table completes the suite, providing a stylish and practical space for everyday use while enhancing the room's refined and contemporary design. The luxurious master en-suite is designed to deliver a true spa-like experience. It features a Jacuzzi-style bathtub with soothing bottom and side massage jets, complemented by customizable multicolour LED lighting to create a relaxing ambience.



GARDEN

This generously sized property benefits from a fantastic private rear garden. The garden is mainly laid to lawn, with a patio area leading directly from the patio doors, creating the perfect space for outdoor dining and entertaining. To the side of the home, there is an additional section of grass, which could make an ideal private retreat or relaxation area and backs directly onto woodland, providing exceptional privacy and a peaceful natural backdrop. With no overlooking properties to the rear, this unique setting offers a tranquil and secluded outdoor space, ideal for relaxation and entertaining throughout the year.



To the front of the property, the integral garage provides secure parking for one vehicle and is complemented by a private driveway with space for up to four additional vehicles, offering ample off-street parking for family and guests. The garage also benefits from a spacious loft area, providing excellent additional storage.

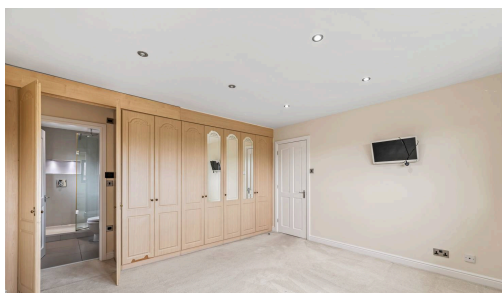
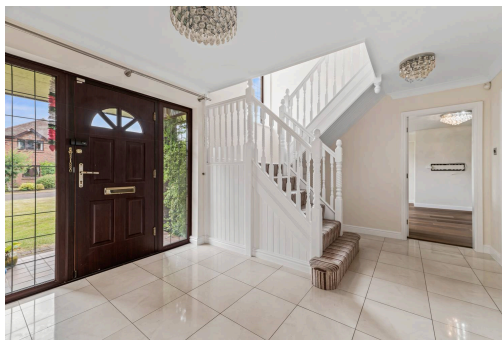
LOCATION

Appleton is a leafy suburb neighbouring Stockton Heath and on the scenic boundary of Walton Hall Gardens. The area was first listed in the Domesday Survey of 1086 under the name 'Epeltune' which translates to 'the tun where the apples grew.' Within walking distance is an area known locally as Hillcliffe, which offers an excellent vantage point across Warrington. Appleton is also home to a golf club, leisure centre, a range of family pubs and, is ideally located for a range of great amenities. There are also four highly regarded schools in the area, making it a prime location for families.



GENERAL INFORMATION

- Council Tax band: G
- Tenure: Freehold
- EPC Energy Efficiency Rating: C

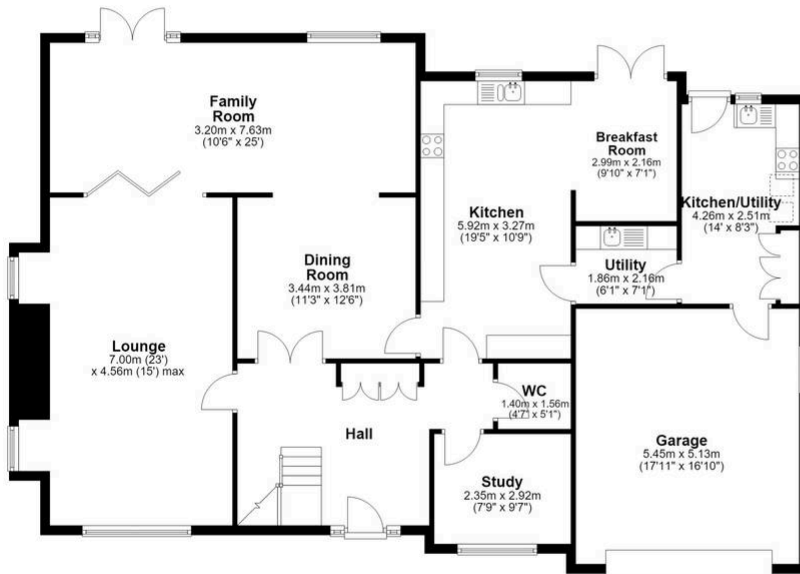






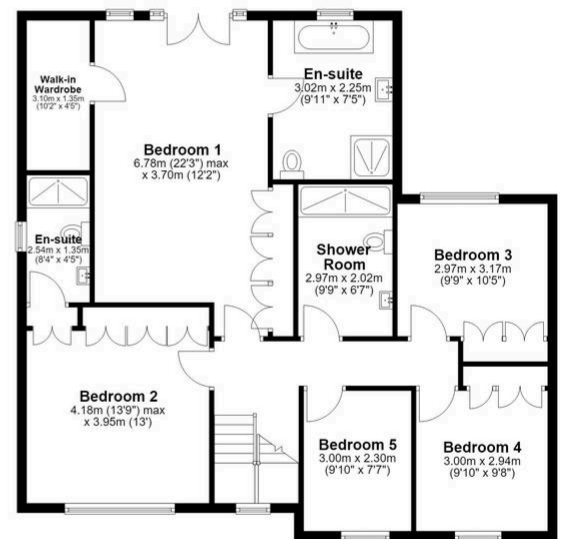
Ground Floor

Approx. 167.1 sq. metres (1798.5 sq. feet)



First Floor

Approx. 102.8 sq. metres (1106.8 sq. feet)



Total area: approx. 269.9 sq. metres (2905.3 sq. feet)

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to
arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
Items may be available under
separate negotiation.