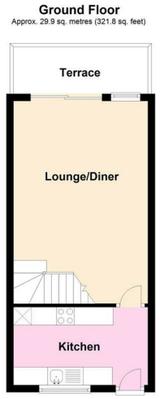
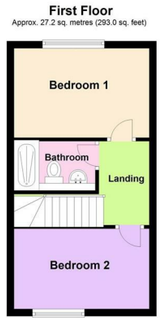
Appleton

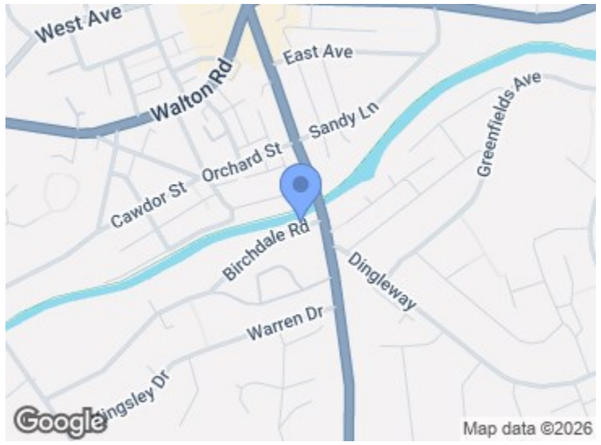


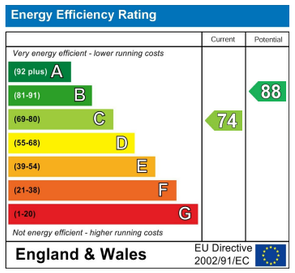
Total area: approx. 57.1 sq. metres (614.9 sq. feet)

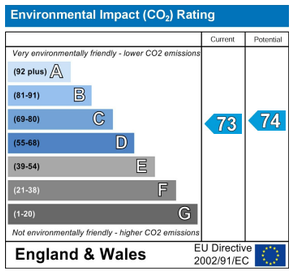


Location

Situated south of Warrington town centre and the Manchester Ship Canal, this hugely popular village is surrounded by picturesque countryside. Located on what was once a Roman settlement, Stockton Heath has since been home to many notable residents, including film legend George Formby. Boasting an impressive selection of independent shops and boutiques as well as useful amenities including a supermarket and post office. There are a fine selection of restaurants and bars on the doorstep, offering either a relaxed setting or a more cosmopolitan night out. The village is popular for families, thanks to the number of parks within easy walking distance and outstanding local schools. It is also ideal for young professionals who benefit from the excellent amenities and transport connections.







CHARMING MEWS | VIEWS AND TERRACE OVER THE BRIDGEWATER CANAL | TWO BEDROOMS | A STONES THROW TO THE VILLAGE | OFF ROAD PARKING. This modern mid mews property benefits from an open plan lounge/diner, featuring patio doors that frame the terrace which overlooks the Bridge water canal. A modern shaker style kitchen comprising a variety of base level units, drawers, and larder units, integrated fridge freezer and washing machine. To the first floor, there are two bedrooms and a family shower room. Externally there is a terrace stepping down to a patio area. To the righthand side of the property, there is a private resident car park.

£1,200 Per Month

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Appleton
Birchdale Road

Kitchen
7'2" x 12'5" (2.2 x 3.8)
Featuring a variety of base, draw, and eye level shaker style units, stainless steel sink with a chrome mixer tap set within a heat resistant roll edge top. Oven, gas hob with extractor hud, integrated washing machine and fridge freezer. Composite door with frosted double glazed panels and PVC double glazed window to the front elevation, spotlights, and gas central heating radiator.

Lounger/Diner
16'7" x 12'5" (5.07 x 3.8)
Spotlights, ceiling coving, PVC double glazed patio door and PVC double glazed window overlooking the Bridgewater canal, and a gas central heating radiator. Access to the first floor.

Landing
7'10" x 8'6" (2.4 x 2.6)
Ceiling coving, spotlights, access to bedroom one, bedroom two, and the family showroom.

Bedroom One
8'2" x 10'5" (2.5 x 3.2)
Ceiling coving, spotlights, PVC double glazed window overlooking the Bridgewater canal, gas central heating radiator.

Bedroom Two
7'2" x 12'1" (2.2 x 3.7)
Ceiling coving, spotlights, PVC double glazed window to the front elevation, gas central heating radiator.

Shower Room
4'3" x 7'6" (1.3 x 2.3)
Double shower complemented by a thermostatic rain shower head, sink with chrome mixer tap and Wc set within a granite-topped vanity unit. Spotlighting and floor to ceiling heated chrome ladder towel rail

Terrace
Terraced area with artificial grass, stepping down onto a patioed area. Views of the Bridgewater canal.

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