



Adams
Your local property experts

31 Parkstone Drive, Appleton, Warrington

£272,000

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***** 20% DISCOUNT FROM OPEN MARKET PRICE *****

A fantastic opportunity to purchase a modern home at a 20% discount below the open market valuation.

Completed by Barratt Homes in 2020 'The Norbury' offers spacious, family sized accommodation briefly including; entrance hall, cloaks / WC, lounge / dining room, kitchen, first floor landing, two double bedrooms, bathroom and an impressive 28ft master bedroom suite with ensuite occupying the entire top floor. Outside there is driveway parking for two cars (with electric vehicle charging point) and an enclosed garden to the rear.

This is a 20% discount from the open market valuation & not part of a shared equity scheme.

Terms, conditions & eligibility criteria apply, please contact the Stockton Heath branch directly for further information.

Ground Floor

Hall - 3.58m x 2.03m (11'9" x 6'8")

Cloaks / WC - 1.93m x 0.86m (6'4" x 2'10")

Lounge / Dining Room - 4.62m x 4.04m (15'2" + door recess x 13'3" max)

Kitchen - 3.89m x 1.91m (12'9" x 6'3")

First Floor

Landing - 2.69m x 2.26m (8'10" x 7'5")

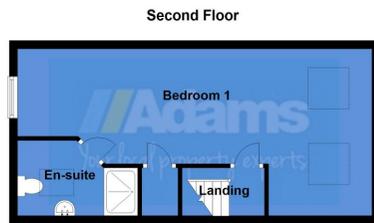
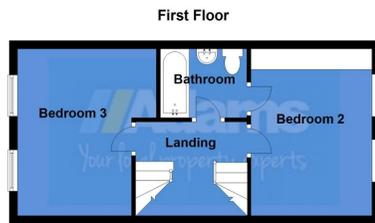
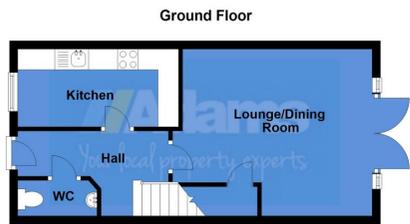
Bedroom Two - 3.48m x 2.95m (11'5" + wardrobes x 9'8")

Bedroom Three - 4.06m x 3.38m (13'4" x 11'1" max)

Bathroom - 2.11m x 1.7m (6'11" x 5'7")

Second Floor





- Fantastic Opportunity
- Spacious Modern Home
- Lounge / Diner + Kitchen
- Ground Floor Cloaks / WC
- Driveway + EV Charger
- 20% Open Market Discount
- Three Double Bedrooms
- Impressive Master Bedroom Suite
- Landscaped Rear Garden
- Early Viewing Essential

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 96 A |
| 81-91 | B | 86 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |