



London Road, Appleton Warrington, Cheshire



mark antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Beautifully Presented
- Modern Family Bathroom
- Sought After Location
- Three Bedrooms
- Conservatory
- Stunning Landscaped Garden
- Two Reception Rooms
- Fantastic Motorway Links
- Stylish Kitchen
- Outstanding Local Schools



DESCRIPTION

An immaculate and beautifully presented property in the highly sought after location on Appleton. Set back on a quiet service road, this fabulous property has three good sized bedrooms and an abundance of downstairs living space, making it a perfect family home.

Access into this gorgeous property is into a welcoming hallway leading to a bay fronted sitting room, lovely extended lounge, modern kitchen / diner and a fabulous conservatory. There is also the added benefit of a downstairs WC and a utility room. To the first floor there are three superb bedrooms and a four piece family bathroom.

GARDENS

To the rear of this property there is a delightful, beautifully landscaped garden. There is a lovely area laid to lawn and two separate patio areas, perfect for alfresco dining. To the front of the property there is another garden area and driveway parking leading to the garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 6.75m x 3.45m
- Sitting Room 3.69m x 3.68m
- Kitchen / Diner 3.33m x 5.00m
- Utility Room 1.09m x 2.81m
- Conservatory 2.91m x 2.77m
- WC

FIRST FLOOR

- Landing
- Bedroom One 4.25m x 3.45m
- Bedroom Two 3.69m x 3.48m
- Bedroom Three 2.44m x 2.09m
- Bathroom 3.15m x 2.09m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 362Mb (Via BT)

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.'

Appleton is home to Fox Covert Cemetery, known locally as Hillcliffe which offers an excellent vantage point across Warrington. This makes it a hotspot for a range of occasions including New Year's Eve and Bonfire Night. Home to a golf club, leisure centre and a range of family pubs, Appleton 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.

DISTANCES

- Stockton Heath 1.5 miles
- Warrington Town Centre 3 miles
- Manchester Airport 14 miles via M56
- Chester City Centre 20 miles via M56
- Manchester City Centre 25 miles via M56
- Liverpool City Centre 28 miles via M62

(Distances quoted are approximate)



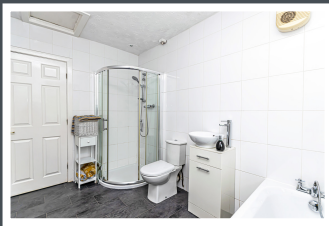
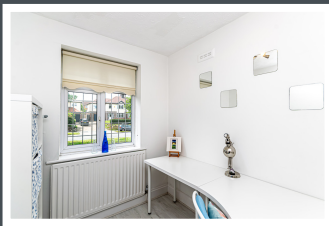
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: D
Ground Rent: £7 per annum
Tenure: Leasehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.



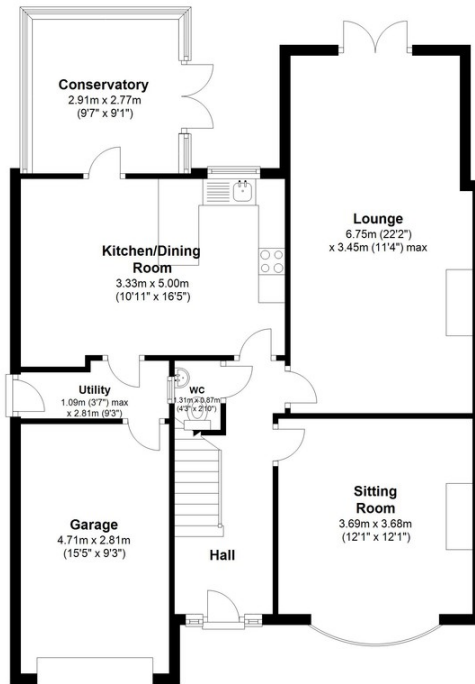


IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

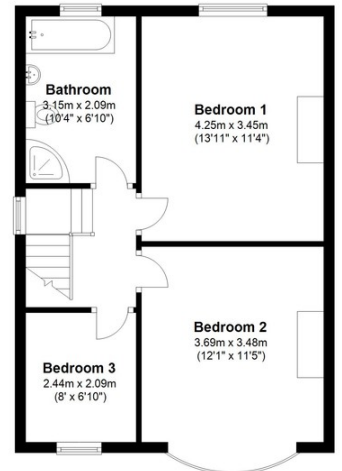
Ground Floor

Approx. 88.3 sq. metres (950.9 sq. feet)

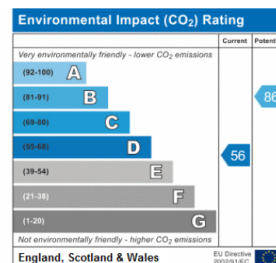
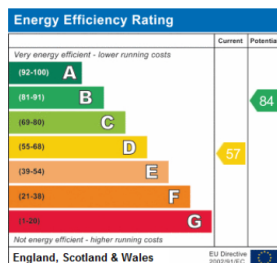


First Floor

Approx. 45.8 sq. metres (492.5 sq. feet)



Total area: approx. 134.1 sq. metres (1443.4 sq. feet)



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



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