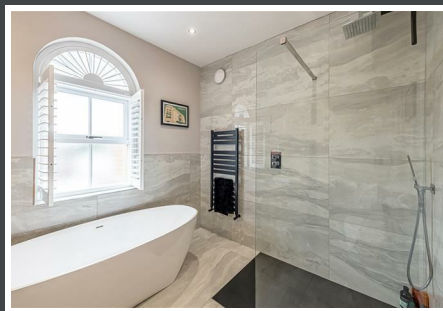




# Ashberry Drive, Appleton Thorn Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Detached Home
- Three Reception Rooms
- Garage
- Utility Room
- Ample Parking
- Four Bedrooms
- Three Bathrooms
- Freehold
- Stunning Views
- Fantastic Location



## DESCRIPTION

Nestled in the sought after area of Appleton Thorn, this exquisite four bedroom detached home offers a perfect blend of modern comfort, spaciousness, and picturesque surroundings. With thoughtfully designed interiors, three reception rooms, and three contemporary bathrooms, this property defines luxurious family living.

As you enter the property you are greeted by a spacious hallway that serves as a central point to access various areas on the ground floor. One notable feature is the generously proportioned living room, adorned with a striking fireplace that adds a touch of character. Large windows grace the living room, permitting an abundance of natural light to flood in, creating a warm and inviting atmosphere. The property boasts a wonderful kitchen which has a sleek breakfast bar, providing a communal space where everyone can gather and enjoy meals together. Continuing from the kitchen, you are led to a versatile space that serves as both a dining area and a family room. This area is an ideal setting for hosting gatherings and get-togethers. The presence of french doors connecting this space to the garden further enhances the indoor-outdoor flow, making it a perfect spot for entertaining. Completing the lower level of the property is a handy utility room, home office and WC.

As you ascend to the first floor you'll be welcomed by four spacious double bedrooms, with bedroom one offering large windows that provide breath taking views of the adjacent playing fields as well as built in wardrobes and an en-suite. Bedroom two also offers it's own private en-suite bathroom. Completing the upper floor is a modern family bathroom which has been thoughtfully upgraded to exhibit contemporary design and functionality.



## THE GARDEN

The property sits on a wonderful plot which has a stunning rear garden with a well manicured lawn as well as a patio and well designed entertaining areas. The rear garden also has a private access gate into the fields. To the front of the property you will find a spacious driveway for multiple cars as well as a garage.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- 5.44m x 2.88m Entrance Hall
- 5.50m x 4.64m Lounge
- 3.41m x 4.70m Kitchen / Breakfast Room
- 3.70m x 5.85m Dining / Family Room
- 1.75m x 2.93m Utility Room
- 3.10m x 2.93m Office
- 1.06m x 2.93m WC

### FIRST FLOOR

- Landing
- 4.21m x 5.11m Bedroom One
- 1.54m x 3.26m En-suite
- 5.31m x 3.98m Bedroom Two
- 2.68m x 1.16m En-suite
- 3.93m x 3.71m Bedroom Three
- 3.29m x 4.25m Bedroom Four
- 2.52m x 2.88m Bathroom



## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 67Mb (Via BT)

## LOCATION - APPLETON THORN

Nestled cosily between Walton and Grappenhall, this leafy suburb sits south of Warrington Town Centre and benefits from beautiful surroundings. Appleton Thorn is home to charming buildings which span back centuries and are still put to great use today. The village hall hosts a range of community events from beer festivals and BBQs to the annual midsummer's "Bawming the Thorn." There's also a local church, cosy pubs and Warrington Golf Club is fairly close by. For cyclists and walkers, the village boasts a range of scenic routes and is just a short drive from Stockley Farm and Arley Hall, which are ideal for family days out. Some of Warrington's most highly-regarded schools are on the doorstep and the nearby M6 and M56 provide easy access to local towns and cities.

## DISTANCES

- Stockton Heath 2.5 mile walk
  - Walton Gardens 3.2 mile walk
  - Warrington Town Centre 4.5 miles
  - Manchester Airport 13.5 miles via M56
  - Manchester City Centre 24 miles via M56
  - Liverpool City Centre 26 miles via M62
  - Chester City Centre 22 miles via M56
- (Distances quoted are approximate)



## GENERAL INFORMATION

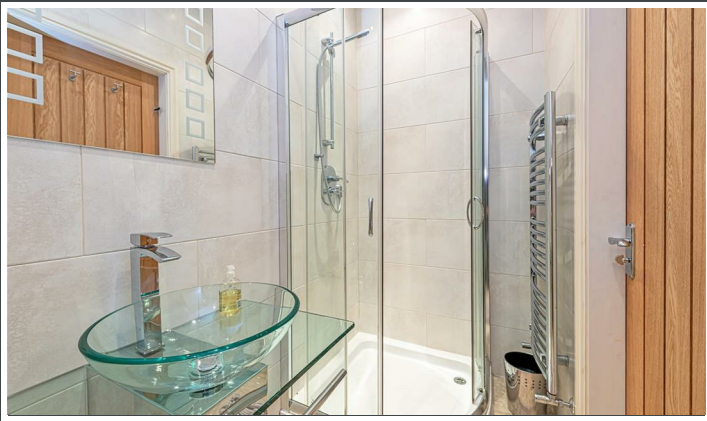
**Local Authority:** Warrington Borough Council  
**Council Band:** G  
**Tenure:** Freehold

### Contents, Fixtures and Fittings

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









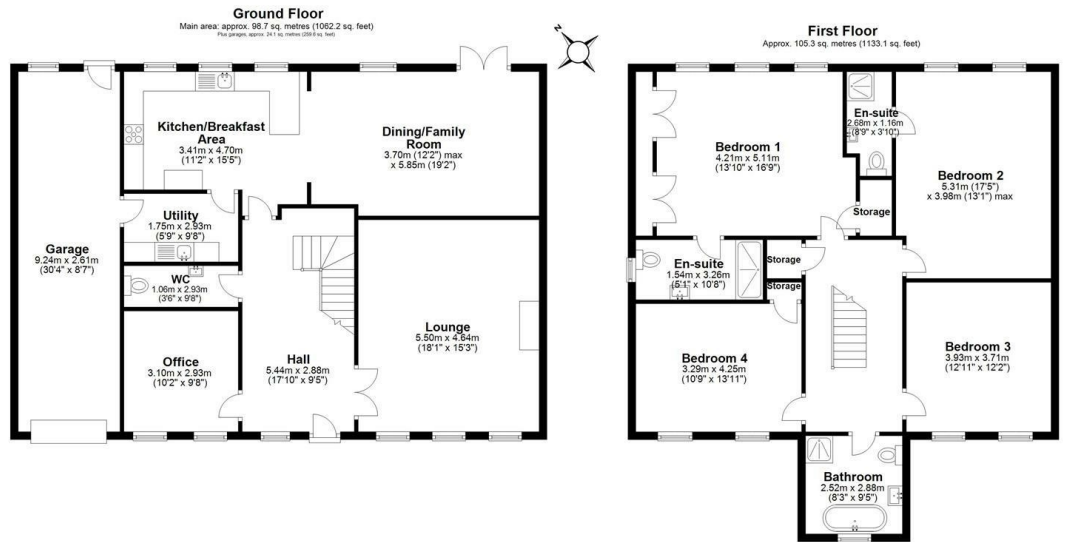




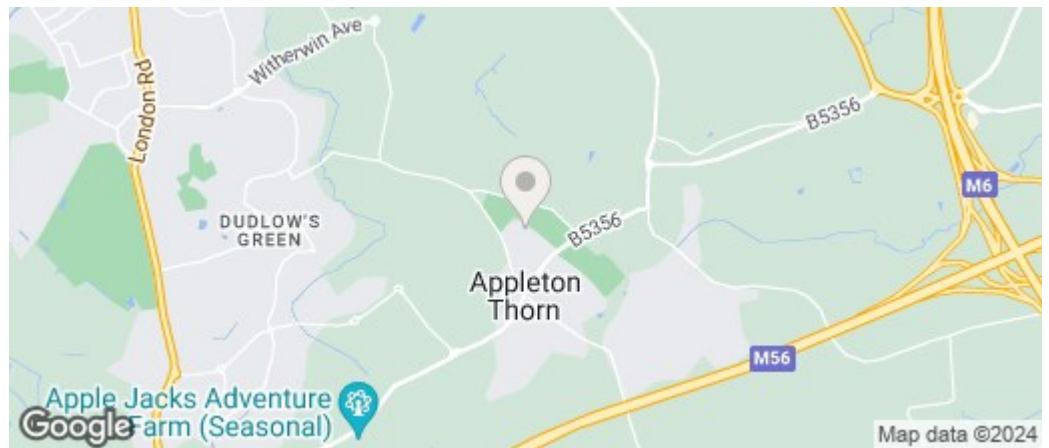


## IMPORTANT NOTICE

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.



Main area: Approx. 204.0 sq. metres (2195.3 sq. feet)  
Plus garages, approx. 24.1 sq. metres (259.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## VIEWING ARRANGEMENTS

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

## OTHER SERVICES

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

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



**Mark Antony**  
SALES & LETTING AGENTS

82 London Road, Stockton Heath, Warrington, Cheshire, WA4 6LE  
Sales@MarkAntonyEstates.com  
www.MarkAntonyEstates.com  
Tel: 01925 267070