



Waterside, Appleton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Chain
- Family Home
- Close to Stockton Heath
- Beautiful Walks
- South Facing Garden
- Three Bedrooms
- Freehold
- Loft Room
- Close to Transport Links
- Ample Parking

DESCRIPTION

With no chain, this delightful property boasts modern living and is perfectly positioned in a sought after area of Appleton. Comprising of three bedrooms, three reception rooms, a loft room and has the added benefit of extra storage facilities. Being within walking distance to Stockton Heath Village and local schools, this home is ideal for the growing family and is not to be missed.

Access into this property is via a hallway leading through to the bay windowed lounge which allows the natural light to flow through. The modern kitchen and diner is set to the back of the property with access to the terraced area overlooking the garden, perfect for morning coffee. This property also benefits from various outbuildings and storage which are currently being used as a games room, a studio and sauna. Please note the building regulations are not in place.

To the first floor there is three sizeable bedrooms and family bathroom. To the second floor you are presented with a loft room with ample storage.

GARDEN

Leading from the sun filled terrace, this south facing, enchanting garden is surrounded by mature trees and shrubbery and gives privacy to the new owners. There is a decked area to enjoy morning coffee and from the garden you are able to access the outbuildings.

To the front there is a substantial driveway suitable for multiple cars and on road parking is available.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.57m x 4.00m Lounge
- 2.75m x 5.80m Kitchen/Dining Room
- 2.34m x 3.54m Terrace
- 4.00m x 3.60m Storage Room 1

FIRST FLOOR

- Landing
- 4.08m x 4.00m Bedroom One
- 2.75m x 4.00m Bedroom Two
- 2.86m x 2.16m Bedroom Three
- 1.65m x 2.26m Bathroom

SECOND FLOOR

- 3.07m x 4.80m Loft Room

OUTBUILDINGS

- 3.00m x 2.99m Storage Room Two
- 2.09m x 1.80m Storage Room Three
- 1.45m x 0.90m WC
- 1.49m x 1.57m Storage Room Five
- 1.28m x 1.57m Storage Room Four
- 0.84m x 1.57m WC

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 74Mb (Via BT)

LOCATION - APPLETON

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.

DISTANCES

- Millennium Green 5 minute walk
- The Dingle 1 mile walk
- Stockton Heath 1 mile walk
- Walton Gardens 1 mile walk
- Warrington Town Centre 2 miles
- Manchester Airport 14 miles via M56
- Manchester City Centre 27 miles via M56
- Liverpool City Centre 28 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

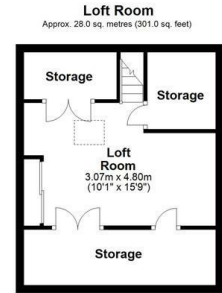
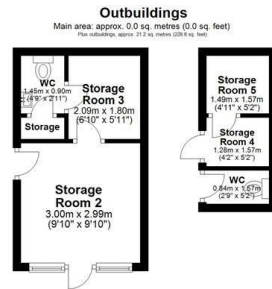
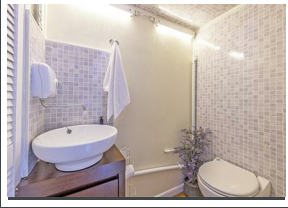
Council Band: B

Tenure: Freehold

Contents, Fixtures and Fittings

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





Main area: Approx. 124.9 sq. metres (1344.3 sq. feet)
Plus outbuildings: approx. 21.2 sq. metres (228.6 sq. feet)
Plus terrace: approx. 3.3 sq. metres (35.2 sq. feet)



IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(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



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