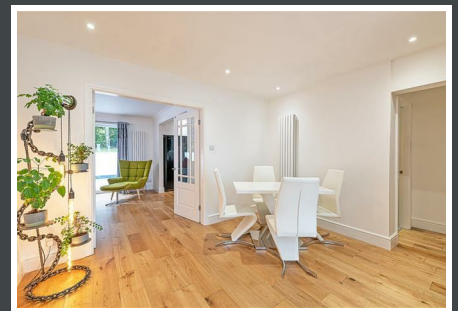
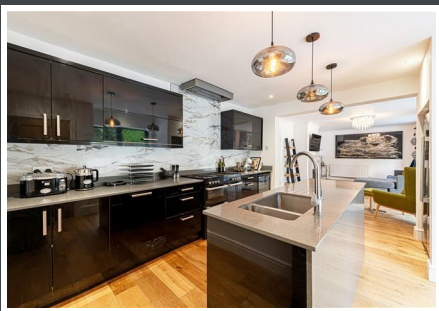




# Hall Drive, Appleton Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- No Onward Chain
- Outstanding Schools
- Stunning Garden
- Two Reception Rooms
- Off Road Parking
- Four Double Bedrooms
- Close to Stockton Heath
- Open Plan Living
- Detached Garage
- Immaculately Presented

## DESCRIPTION

An exquisite extended bungalow that embodies the perfect blend of elegance, modern amenities, and timeless charm. Nestled in a tranquil neighbourhood in Appleton, this immaculately maintained home offers a serene retreat from the hustle and bustle of city life. Comprising of four double bedrooms, an open plan living area, overlooking picturesque gardens and off road parking for multiple cars. Being within prime catchment for outstanding local schools, this wonderful home is perfect for the growing family.

As you step inside, you are greeted by the spacious living areas that seamlessly flow into one another, creating an open and inviting atmosphere. To the rear of the property, you are presented with a gorgeous lounge, a modern and sleek kitchen boasting an island and showcasing bi fold doors, leading to the patio area which is perfect for entertaining family and friends. To the front of the property there are three spacious, double bedrooms and a modern family bathroom. Bedroom one boasts an en-suite bathroom and bedroom four is currently presented as an office/family room showcasing the versatility of this fantastic property. Completing this property, you will find bedroom two on the first floor, with ample storage and Velux windows onto open views to the large and private rear garden. \*\*The EPC is in the process of being updated \*\*



## GARDEN

Spanning from rear of the property, this garden boasts a large stunning patio area, opening into the meticulously maintained gardens which provides an relaxing retreat to enjoy with family and friends. To the front of the property, you will find a spacious driveway accommodating for multiple cars, complemented by a well maintained lawn and matures hedges. Adding to the property's already established allure is a detached garage boasting a utility and storage amenities.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 3.60m x 6.22m Lounge
- 3.60m x 4.16m Kitchen
- 5.57m x 3.64m Bedroom One
- 2.07m x 3.41m En-Suite
- 3.60m x 3.62m Bedroom Three
- 3.60m x 4.14m Bedroom Four
- 1.82m x 2.56m Bathroom

### FIRST FLOOR

- 4.54m x 5.17m Bedroom Two

### EXTERNAL

- 6.00m x 3.06m Garage
- 3.77m x 3.06m Storage
- 5.82m x 1.51m Storage



## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via Virgin)

## 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

- Bridgewater High School 0.2 mile walk
  - Stockton Heath 1 mile walk
  - Warrington Town Centre 3 miles
  - Manchester Airport 16 miles via M56
  - Chester City Centre 21 miles via M56
  - Manchester City Centre 24 miles via M56
  - Liverpool City Centre 27 miles via M62
- (Distances quoted are approximate)



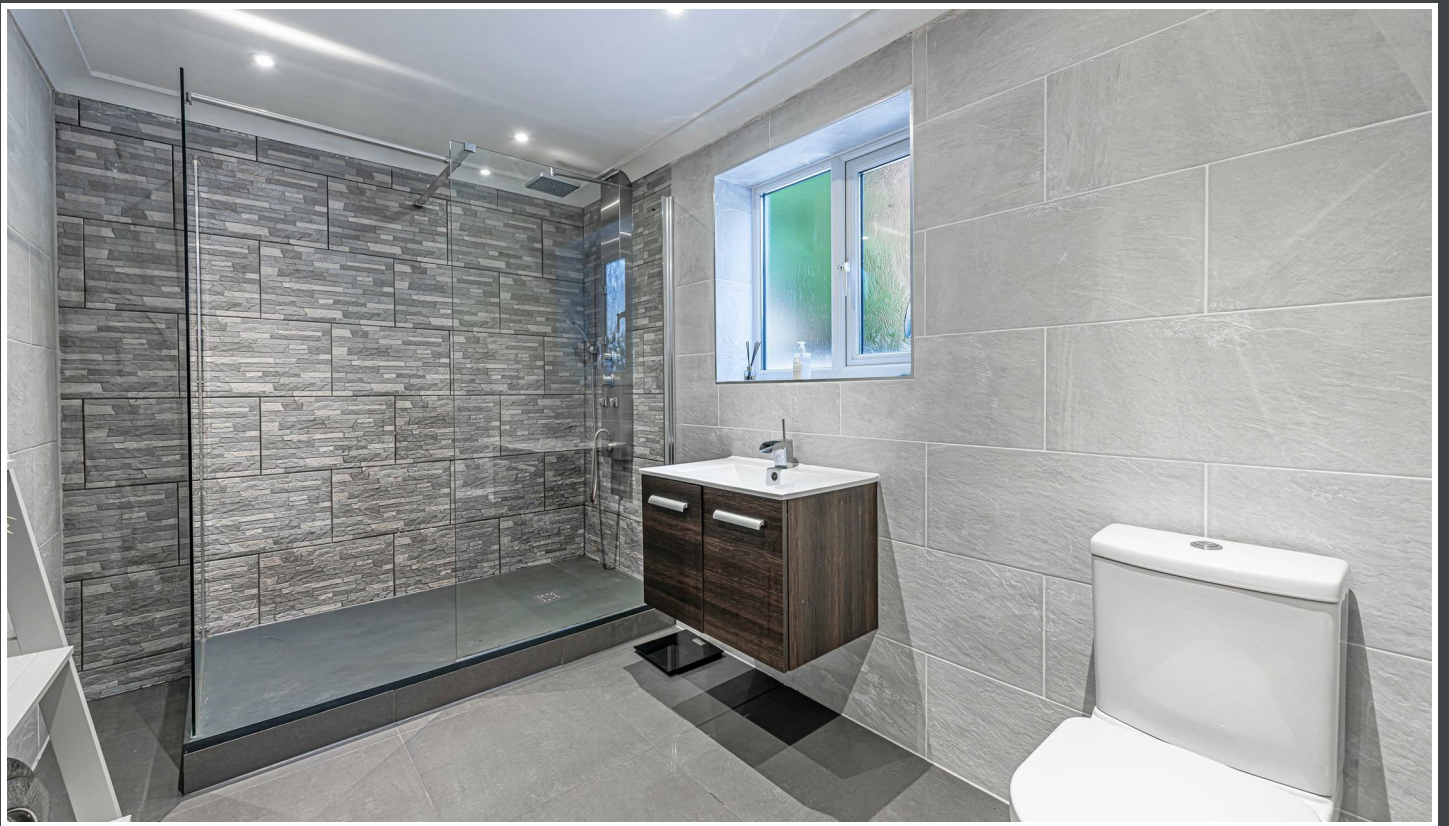
## GENERAL INFORMATION

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

### Contents, Fixtures and Fittings

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



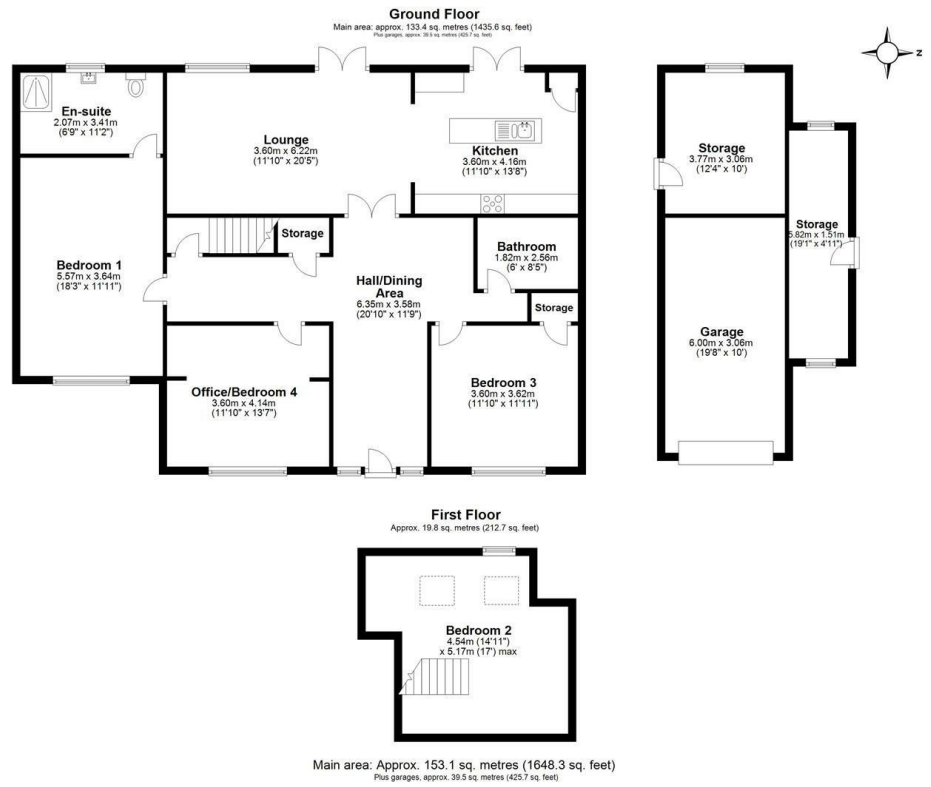






## IMPORTANT NOTICE

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.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 78        |
| (69-80) C                                   |  | 65                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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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