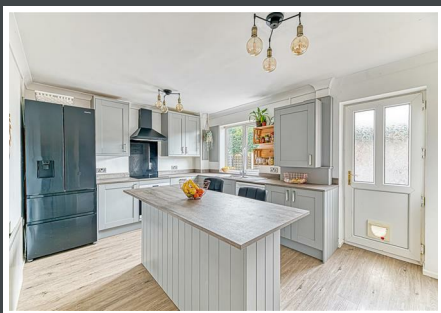




Waterbridge Court, Appleton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Fabulous Canal Walks
- No Onward Chain
- Homely Lounge
- Ample Storage
- Close to Schools
- Three Story Home
- Large Kitchen
- Modern Shower Room
- Driveway Parking
- Close to Stockton Heath

DESCRIPTION

With no onward chain, this fabulous town house is perfectly positioned and within walking distance to Stockton Heath village and the Bridgewater canal. Split over three floors, this home comprises of three bedrooms, two reception rooms and a large kitchen/diner. This property is perfect for the growing family.

Entrance into this home is via the porch, leading you to the welcoming hallway. Downstairs you will find a wonderful kitchen/diner, providing access to the garden. As well as an office, a utility, and a downstairs WC. Ascending to the first floor, is the light and airy lounge and bedroom three which has the versatility to be used as an additional reception room. On the second floor you are presented with bedrooms one and two and the modern shower room, boasting a walk in shower. Bedroom one also celebrates fitted wardrobes and ample storage can be found throughout this property.

GARDEN

This wonderful home offers a private rear garden, which enjoys a lovely patio area, making this perfect for entertaining in the summer months. To the front of the property is a driveway for multiple cars as well as off-road parking.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 3.25m x 4.36m Kitchen/Dining Room
- 3.28m x 2.42m Office
- 2.24m x 2.42m Utility Room
- 2.34m x 0.77m WC

FIRST FLOOR

- Landing
- 3.28m x 4.36m Lounge
- 2.59m x 4.36m Bedroom Three/Family Room

SECOND FLOOR

- 3.28m x 4.36m Bedroom One
- 3.36m x 2.67m Bedroom Two
- 2.44m x 1.59m Shower Room

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (145 SKY)

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.' 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

- Stockton Heath 0.5 mile walk
- Walton Gardens 1.3 mile walk
- Warrington Town Centre 2.0 miles
- Manchester Airport 15 miles via M56
- Manchester City Centre 23.6 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

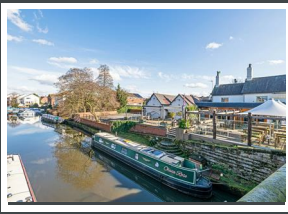
Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

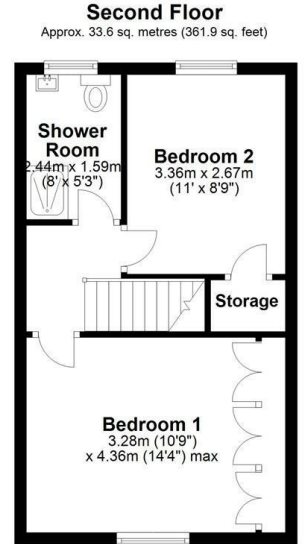
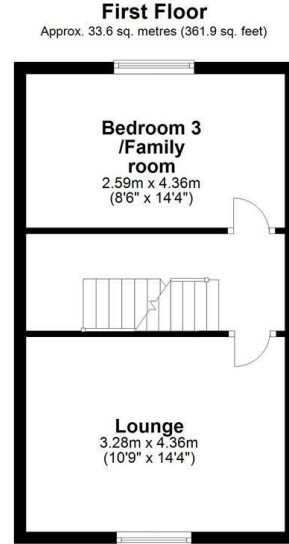
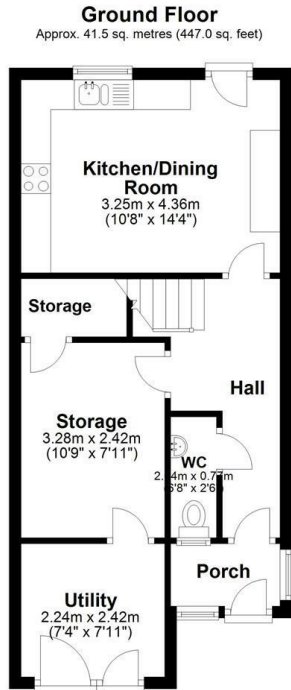
Not included in the asking price. These items may be available under separate negotiation.





IMPORTANT NOTICE

Mark Antony Estates wishes to inform all 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.



Total area: approx. 108.8 sq. metres (1170.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(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



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