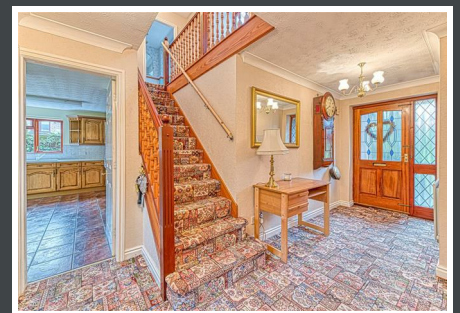




# Stoneacre Gardens, Appleton Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Detached Family Home
- Desirable Location
- Peaceful Neighbourhood
- Private Garden
- Modernisation Opportunity
- Four Bedrooms
- Home Office
- Woodland Walks
- Double Garage
- Near To Schools

## DESCRIPTION

Offered for sale with no onward chain, a detached residence located in a highly desirable neighbourhood, in a quiet and peaceful sought-after area of Appleton. Showcasing a generous plot, four double bedrooms, a double garage and ample modernisation potential. This expansive home is perfectly positioned near to local schools, beautiful woodland walks and great motorway links. This property presents an exceptional and rare opportunity for those seeking to craft their dream family home in an esteemed location.

This home provides ample room for comfortable living and entertaining with multiple living areas awaiting transformation and offering ample redesign potential. Benefitting from a large lounge bathed in lots of natural light from the generous bay window and an adjacent dining room overlooking the inviting garden. The kitchen is a great size and is perfectly positioned with sliding doors flowing through to the conservatory, creating a beautiful setting for family gatherings. Completing the ground floor of this ideal home is an office space, convenient WC and a separate utility room.

The first floor benefits from four double bedrooms offering privacy and comfort for all family members and guests, with bedroom one showcasing a generous sized wet room and built-in wardrobes. The family bathroom provides heated flooring and there is the addition of built-in wardrobes to all bedrooms.



## GARDEN

Occupying a generous plot, this property showcases a beautiful private rear garden, surrounded by mature trees and lush landscaping offering opportunities for outdoor leisure, gardening, or potential expansion subject to permissions. To the front, there is a beautifully maintained lawn with mature greenery and driveway parking for multiple vehicles. A further highlight for this residence is the large double garage.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 4.75m x 3.70m Lounge
- 3.68m x 3.70m Dining Room
- 3.99m x 4.49m Kitchen
- 2.95m x 2.90m Conservatory
- 2.35m x 2.10m Study
- 1.87m x 1.49m Utility Room
- 2.27m x 0.86m WC
- 5.29m x 5.27m Double Garage

### FIRST FLOOR

- Landing
- 4.21m x 3.70m Bedroom One
- 3.68m x 1.67m En-suite
- 4.29m x 3.06m Bedroom Two
- 3.33m x 2.78m Bedroom Three
- 3.16m x 3.11m Bedroom Four
- 2.34m x 2.02m Bathroom

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 132Mb (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 1 mile walk
- Stockton Heath Village 2 miles
- Warrington Golf Club 1 mile walk
- Warrington Town Centre 5 miles
- Manchester Airport 15 miles via M56
- Manchester City Centre 24 miles via M56
- Liverpool City Centre 21 miles via M62

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** F

**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

## Contents, Fixtures and Fittings

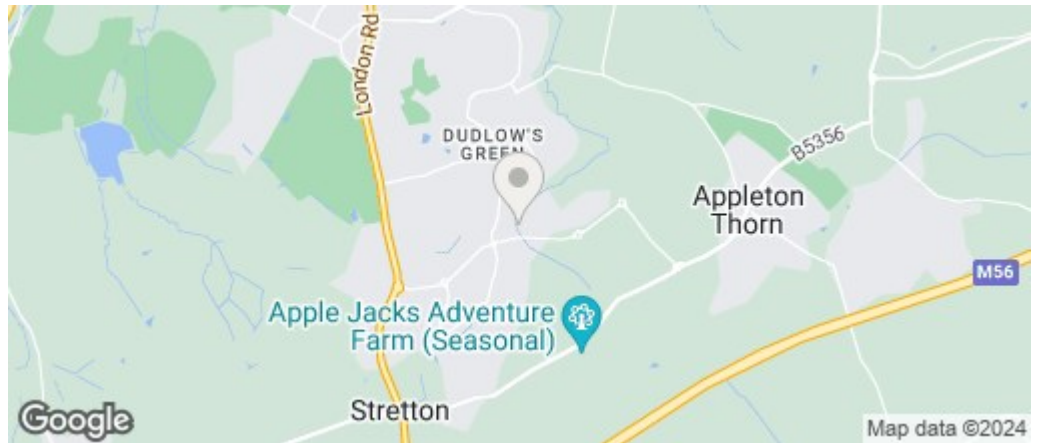
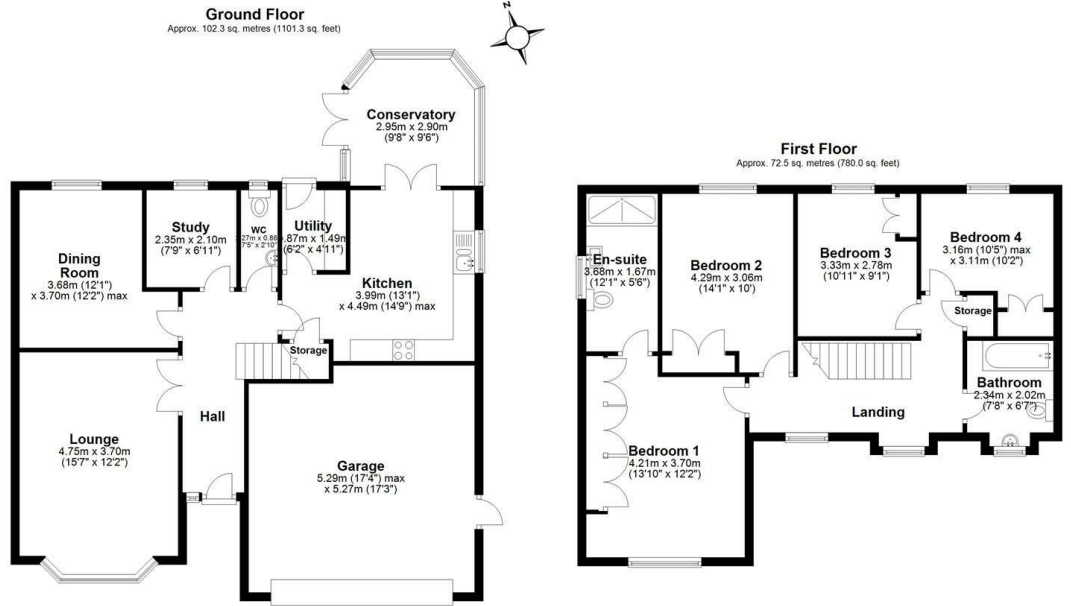
Not included in the asking price. These items may be available under separate negotiation.





## 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>76</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>41</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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Sales@MarkAntonyEstates.com  
www.MarkAntonyEstates.com  
Tel: 01925 267070