



Rosemoor Gardens, Appleton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Family Home
- Freehold
- Four Bedrooms
- Double Garage
- Wrap Around Garden
- Great Plot Size
- Large Driveway
- Three Reception Rooms
- Woodland Walks
- Near To Schools

DESCRIPTION

A large four bedroom, detached family home, nestled in a quiet cul-de-sac in one of the most desirable roads in Appleton. This stunning residence offers ample space both inside and outside with the added benefit of being surrounded by beautiful country walks and being near to local, outstanding schools and great motorway links.

As you approach the property, you are greeted by an impressive double garage, providing secure parking and additional storage space for your vehicles and belongings. The lounge showcases a dual fuel burner and boasts large windows along with French doors, allowing natural light to flood the space. The spacious dining room provides picturesque views of the beautifully landscaped garden and water feature. The great-sized kitchen/diner offers integrated appliances and an additional family space. Completing the downstairs is a home office, fully serviced utility room and WC.

Upstairs, bedroom one celebrates beautiful garden views and a private en-suite bathroom. Bedroom two also benefits from an en-suite and a dressing area. There are also two further bedrooms, perfect for guests or a growing family, along with ample storage and a family bathroom.



GARDENS

One of the highlights of this property is the wrap-around garden. Immaculately landscaped, it offers a tranquil oasis for outdoor activities, entertaining, or simply enjoying nature. From a lush green lawn, to a lovely water feature and a private side garden, there is plenty of space for outdoor enjoyment. In addition, this property offers a peaceful and private setting to the front, along with a large driveway and a double garage.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.83m x 6.15m Lounge
- 5.16m x 5.45m Kitchen/Dining Room
- 3.80m x 3.78m Dining Room
- 2.55m x 2.89m Study
- 1.56m x 2.37m Utility Room
- 1.64m x 1.00m WC
- 5.36m x 5.45m Double Garage

FIRST FLOOR

- Landing
- 4.14m x 3.39m Bedroom One
- 2.58m x 2.00m En-suite
- 3.77m x 3.72m Bedroom Two
- 3.77m x 1.66m En-suite
- 1.48m x 3.08m Walk-in Wardrobe
- 3.60m x 3.08m Bedroom Three
- 2.22m x 3.45m Bedroom Four
- 2.00m x 2.89m 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 2 mile walk
- Warrington Town Centre 5 miles
- Manchester Airport 14 miles via M56
- Chester City Centre 21 miles via M56
- Manchester City Centre 23 miles via M56
- Liverpool City Centre 23 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington
Council Band: G
Tenure: Freehold

Contents, Fixtures and Fittings

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



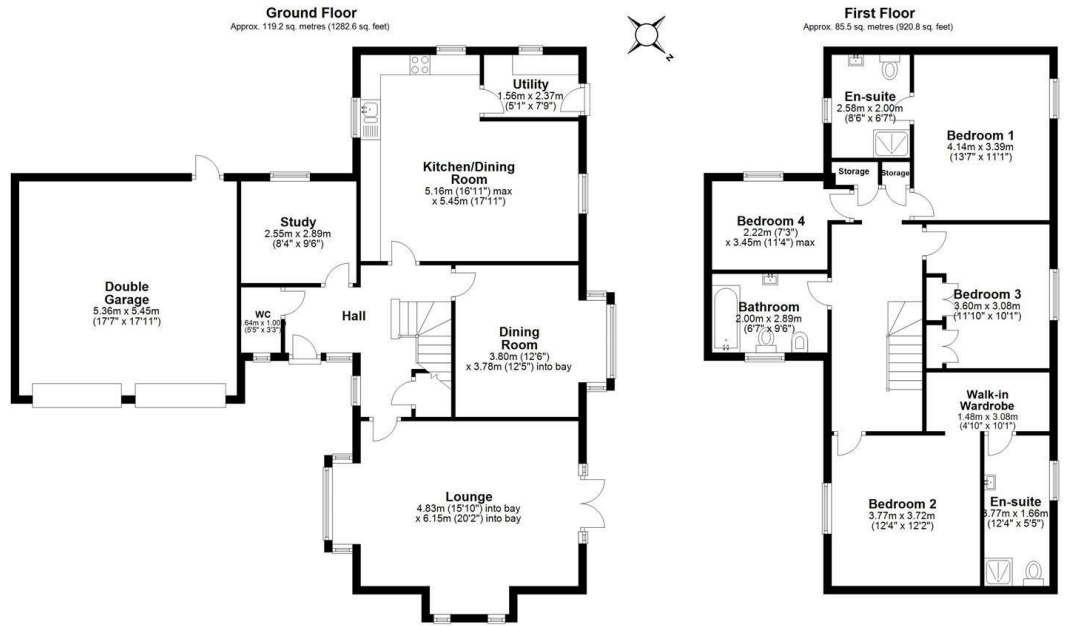




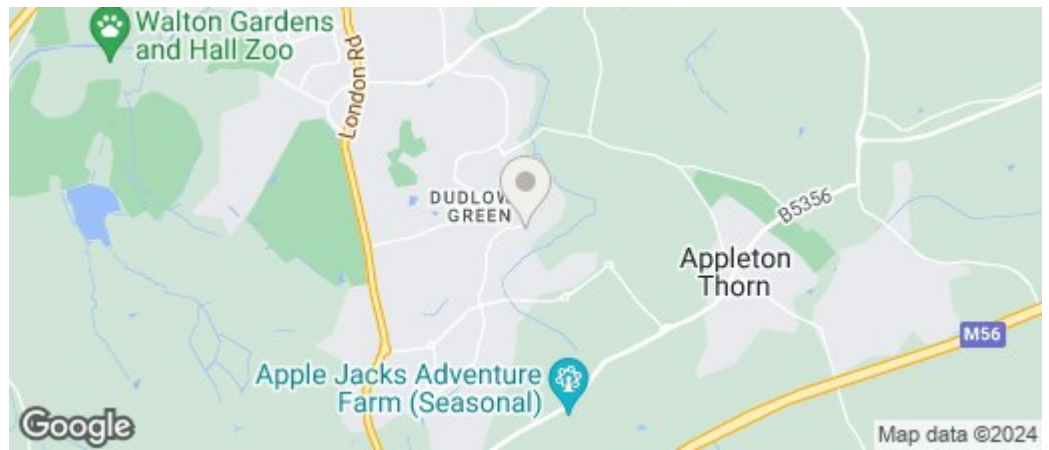


IMPORTANT NOTICE

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.



Total area: approx. 204.7 sq. metres (2203.3 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		80
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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