



Hall Drive, Appleton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Amazing Garden
- Driveway Parking
- Ample Living Space
- Stunning Views
- Private Garden
- Four Bedrooms
- Three Reception Rooms
- Family Home
- Modern Shower Room
- Utility Room

DESCRIPTION

Offered for sale with a freehold title we present this beautiful family home. Sitting on a fantastic sized plot this home boasts four bedrooms, three reception rooms and two bathrooms. The wow factor of this property is the enchanting garden. Boasting ample living space throughout this home is the perfect residence for families.

Entry into the home is via the welcoming hallway which provides access to all areas of the home. The dining room looks out the front of the home and also provides access through the lounge to the rear. There is also a family room as well as a modern kitchen that enjoys views out to the spectacular gardens. The ground floor is home to a handy utility room as well as a WC whilst boasting a versatile room, perfect for home working.

To the first floor there are four fantastic sized bedrooms with bedroom one celebrating an En-suite. There is also a modern shower room.

GARDEN

A tranquil oasis nestled within a verdant embrace of mature shrubbery. The garden itself is a symphony of colours, with vibrant blooms painting a tapestry against the lush green backdrop. To the front of the home is a large driveway which is suitable for multiple cars.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.876m x 3.51m Dining Room
- 4.41m x 3.36m Lounge
- 3.43m x 3.03m Family Room
- 3.06m x 2.86m Kitchen
- 1.47m x 0.91m Utility Room
- 5.00m x 2.44m Utility Room/Office

FIRST FLOOR

- Landing
- 4.25m x 3.36m Bedroom One
- 1.88m x 2.34m En-suite
- 3.84m x 3.51m Bedroom Two
- 3.84m x 2.87m Bedroom Three
- 3.84m x 1.72m Bedroom Four
- 2.73m x 2.85m Shower Room

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private or Mains
- Broadband Availability: Up to 154Mb (Via Virgin)

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

- 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

(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.

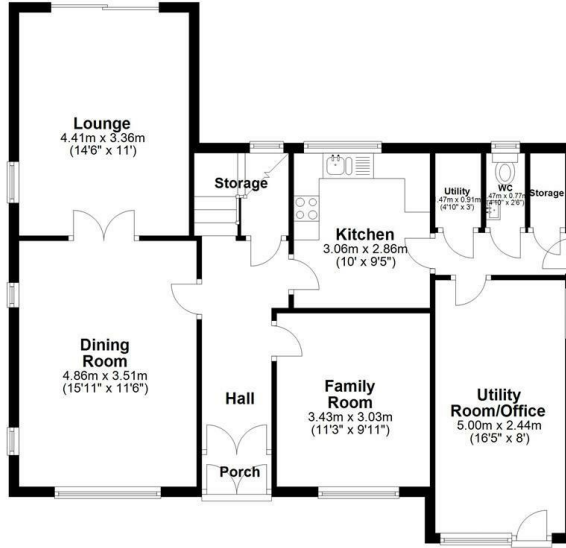




IMPORTANT NOTICE

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.

Ground Floor
Approx. 82.7 sq. metres (889.7 sq. feet)



First Floor
Approx. 64.6 sq. metres (695.1 sq. feet)



Total area: approx. 147.2 sq. metres (1584.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	76
(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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