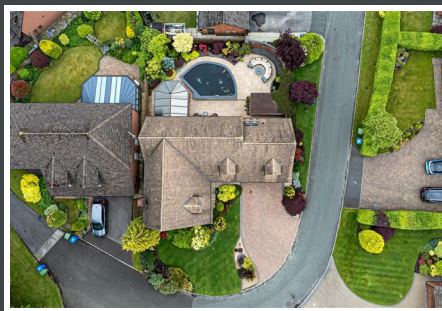




Littlecote Gardens, Appleton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached
- Freehold
- Modernised
- Exclusive Location
- Eye Catching Garden
- Five Bedrooms
- High Specification
- Double Garage
- No Onward Chain
- Immaculate Throughout

DESCRIPTION

A stunning, detached property offered for sale with no onward chain. Recently modernised, this attractive family home is located in the desirable area of Appleton and boasts five bedrooms, a beautifully bright open kitchen dining room and an eye catching garden. Situated in a tranquil, exclusive neighbourhood and presented to the highest of standards, this property offers the perfect balance of luxury and comfort.

Upon entering, the bright and inviting entrance hall showcases a glass fronted mezzanine balcony and leads to the lounge offering an ideal family space/cinema room equipped with surround sound. The elegant kitchen/dining room is the heart of this home, boasting high specification integrated appliances and is bathed in natural light flooding through the large glass windows. The garden room is the perfect area to relax, overlooking the thoughtfully designed garden and offers a serene escape with unique views of the Koi Carp. Completing the downstairs is the fully serviced utility room, WC and integral access to the double garage.

Upstairs is home to four double bedrooms, a further fifth bedroom converted to a work from home office and a spacious modern family bathroom with a jacuzzi bath. Bedroom one is a generous size with a private En-suite and fitted wardrobes along with bedroom two and three. In keeping with the ground floor, the first floor is immaculately presented and neutral throughout whilst offering ample space for relaxation and privacy.



GARDEN

As an extension to the interior, this property provides a truly unique rear garden showcasing an enchanting pool, stocked with mesmerising Koi Carp. Whether it's hosting gatherings or unwinding in peace, this thoughtfully designed outdoor space offers a serene escape from busy family life. In addition, the generous sized plot is surrounded by beautifully maintained gardens and mature greenery with a double garage and driveway parking to the front.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.79m x 5.20m Lounge
- 3.01m x 8.02m Kitchen/Breakfast Area
- 3.97m x 3.52m Dining Room
- 4.55m x 3.25m Garden Room
- 1.85m x 1.47m Utility Room
- 1.40m x 2.55m WC
- 5.68m x 5.16m Double Garage

FIRST FLOOR

- Landing
- 5.90m x 5.25m Bedroom One
- 2.00m x 2.55m En-suite
- 5.41m x 4.44m Bedroom Two
- 3.01m x 3.65m Bedroom Three
- 3.04m x 3.18m Bedroom Four
- 2.78m x 2.78m Bedroom Five
- 2.78m x 2.37m 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

- Warrington Gold Club 0.8 mile walk
- Bridgewater High School 1 mile walk
- Stockton Heath Village 2 mile walk
- Walton Gardens 4 miles
- Warrington Town Centre 5 miles
- Manchester Airport 14 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
(Property tenure to be confirmed by solicitors)

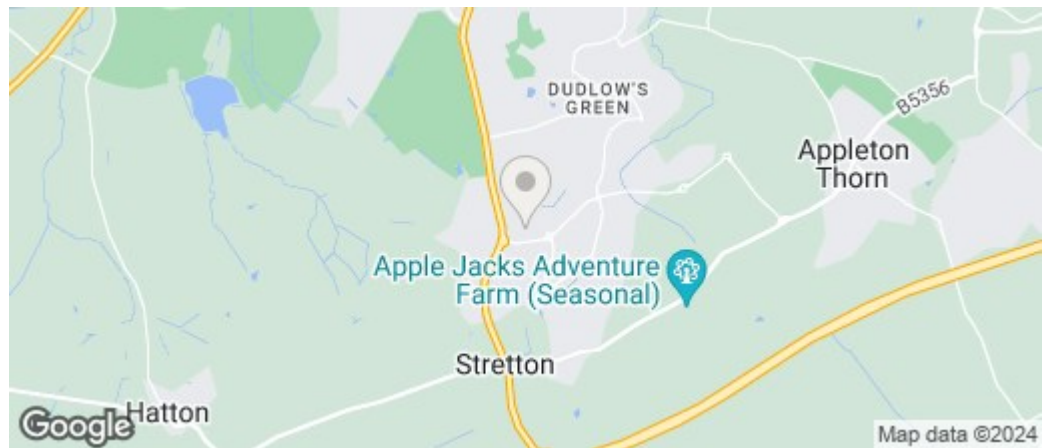
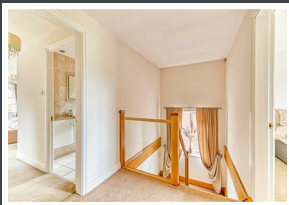
Contents, Fixtures and Fittings

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









IMPORTANT NOTICE

Mark Antony Estates wishes to inform all 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		67	76
(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	

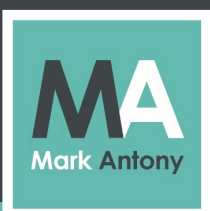
VIEWING ARRANGEMENTS

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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