



# Hartwood Close, Appleton, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Generous Plot
- Stunning Interior
- Double Garage
- Neutral Decor
- Light and Bright
- Family Home
- Ready To Move In To
- South Facing Garden
- Close to Schools
- Desirable Location

## DESCRIPTION

A stunning and charming family home located in the desirable area of Appleton. This detached house offers a perfect blend of space, comfort, and style. Boasting generous living space, four bedrooms and a beautiful garden.

As you step inside, you are greeted by two inviting reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With four spacious bedrooms and two bathrooms, there is ample space for the whole family to enjoy. The property boasts a generous 1,873 sq ft of living space, providing plenty of room for everyone to move around freely. The large lounge is perfect for cosy evenings in, while the open plan kitchen diner is a great space for hosting dinner parties and creating lasting memories. This property ticks all the boxes for a comfortable and practical family lifestyle.

## GARDEN

This fantastic property enjoys an enviable position and a large plot. One of the highlights of this home is the rear, south facing garden which is a beautiful, private space offering a tranquil retreat where you can unwind and enjoy the outdoors. Imagine sipping your morning coffee or hosting summer barbecues in this delightful outdoor space.

This home enjoys a large driveway which is suitable for multiple cars as well as a double garage.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 5.16m x 3.45m Lounge
- 3.01m x 3.45m Family Room
- 3.01m x 5.27m Kitchen/Dining Room
- 3.01m x 1.55m Utility Room
- 0.78m x 2.46m WC
- 5.82m x 5.06m Double Garage

### FIRST FLOOR

- Landing
- 3.87m x 5.31m Bedroom One
- 1.64m x 2.48m En-suite
- 3.74m x 3.01m Bedroom Two
- 2.73m x 2.41m Bedroom Three
- 2.73m x 2.32m Bedroom Four
- 2.10m x 2.48m Bathroom

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (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

- Stockton Heath 2.2 miles
- Walton Gardens 2.3 miles
- Warrington Town Centre 4 miles
- Manchester Airport 15.5 miles via M56
- Chester City Centre 20 miles via M56
- Manchester City Centre 24 miles via M56
- Liverpool City Centre 29 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.



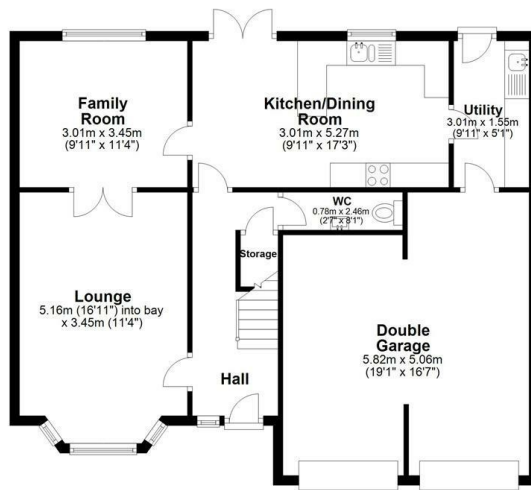


## IMPORTANT NOTICE

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. 88.0 sq. metres (947.0 sq. feet)



### First Floor

Approx. 62.0 sq. metres (667.8 sq. feet)



Total area: approx. 150.0 sq. metres (1614.8 sq. feet)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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	

Current rating: **61**  
 Potential rating: **78**

## 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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