



Galebrook Way, Appleton Thorn Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Home
- Former Show Home
- High Specification
- Landscaped Garden
- Driveway
- Five Bedrooms
- Perfect for Families
- Modern Throughout
- Freehold
- Garage

DESCRIPTION

A stunning detached family home situated in the heart of Appleton Thorn. The former show home has been maintained to an immaculate standard throughout and is ready to move into. Boasting five bedrooms, two reception rooms, a mature landscaped garden, and being within close proximity to the local outstanding schools, this home is perfect for a growing family.

As you step inside, you are greeted with a pristine hallway, with beautiful porcelain tile flooring and a downstairs WC/utility. To the front of the property you will find the homely lounge, featuring a bioethanol fireplace, and a bay fronted window. The highlight of this fabulous home is the open plan kitchen/dining room, with full width bi-folding doors leading out to the landscaped garden. A great space for entertaining, blending both indoor and outdoor living. The kitchen enjoys integrated appliances, an island, and has been finished to a high specification.

On the first floor you will find, bedrooms two to five and a family bathroom, featuring both a bath and a shower. Bedroom two boasts built in wardrobes. Home to the second floor is bedroom one, celebrating full width built in wardrobes and an En-suite. Additionally in bedroom one, there are storage eaves.



GARDEN

This family home enjoys a fabulous front plot, benefiting from a driveway and a garage to the front. As you step into the mature landscaped garden, you are welcomed to the perfect retreat. From the beautiful bi-folding doors, there is patio, leading to the lawn boarded with mature plants and shrubbery. This garden is the perfect setting for entertaining guest in the summer months.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.34m x 3.40m Lounge
- 3.71m x 6.16m Kitchen/Dining Room
- 2.25m x 0.90m Utility/WC

FIRST FLOOR

- Landing
- 3.71m x 3.67m Bedroom Two
- 2.76m x 3.51m Bedroom Three
- 3.17m x 2.42m Bedroom Four
- 2.25m x 2.56m Bedroom Five
- 2.11m x 2.35m Bathroom

SECOND FLOOR

- 3.80m x 3.90m Bedroom One
- 2.23m x 2.86m En-suite
- 6.96m x 3.14m Garage

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (Via BT)

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

- Appleton Thorn Primary School 5 minute walk
- Arley Hall and Gardens 3 miles
- Warrington Town Centre 4 miles
- Manchester Airport 13 miles via M56
- Chester City Centre 21 miles via M56
- Manchester City Centre 23 miles via M56
- Liverpool City Centre 26 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: D

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.





Main area: Approx. 136.4 sq. metres (1468.3 sq. feet)
Plus garages: approx. 21.8 sq. metres (234.2 sq. feet)



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) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(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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