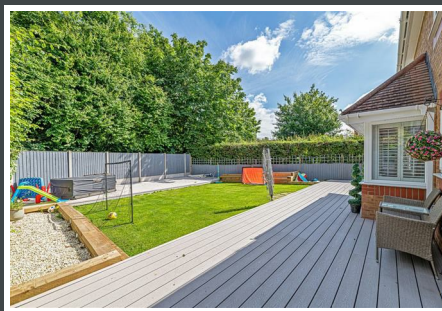




# Beamish Close, Appleton Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Detached Home
- Four Bedrooms
- Beautifully Presented
- Driveway Parking
- Freehold
- Perfect for Families
- Ample Living Space
- Double Garage
- Private Garden
- Desirable Location

## DESCRIPTION

A beautiful home located in the heart of Appleton, close to local schools and amenities. This detached home boasts a delightful blend of space and comfort, with four generous bedrooms, four reception rooms, including a cosy lounge, and a separate family room. This home offers ample space for relaxation and entertainment and is perfect for the growing family.

Entry into this home is via the welcoming hallway allowing access to all areas of the ground floor. The homely lounge features an amazing feature fireplace along with patio doors leading to the garden along with a natural flow into the family room. The family room is a versatile space, benefiting from sky lights, allowing lots of natural light to flood the room. The kitchen and dining room are set to the back of the house, both providing access to the large private rear garden. Completing the downstairs is a handy utility, and a WC.

Home to the first floor, the gallery landing offers generous bedrooms and a family bathroom. All four bedrooms celebrate built in wardrobes, and bedroom one also boasts an En-suite. This property offers not just a house, but a home where cherished memories can be made. Don't miss the opportunity to make this house your own and experience the comfort and convenience it has to offer.



## GARDEN

This family home, sits on a great sized plot, with both a front and private rear garden. The rear garden has the perfect blend of lawn and patio, making this a great outdoor space for hosting during the summer months. To the front of the property there is driveway parking as well as double garage.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 5.66m x 3.32m Lounge
- 5.90m x 3.40m Family Room
- 3.44m x 2.67m Dining Room
- 4.47m x 4.43m Kitchen
- 2.37m x 3.32m Study
- 1.58m x 2.33m Utility Room
- 1.27m x 0.82m WC
- 4.52m x 4.85m Garage

### FIRST FLOOR

- Landing
- 4.14m x 3.73m Bedroom One
- 1.42m x 2.53m En-suite
- 3.25m x 3.95m Bedroom Two
- 3.83m x 3.43m Bedroom Three
- 2.37m x 3.32m Bedroom Four
- 1.85m x 3.42m Bathroom

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private or Mains
- Broadband Availability: Up to 185Mb (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

- Stretton Fox 1 mile walk
- Stockton Heath 3 mile drive
- Warrington Town Centre 5 miles
- Manchester Airport 16 miles via M56
- Manchester City Centre 23 miles via M56
- Liverpool City Centre 29 miles via M62

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** G

**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

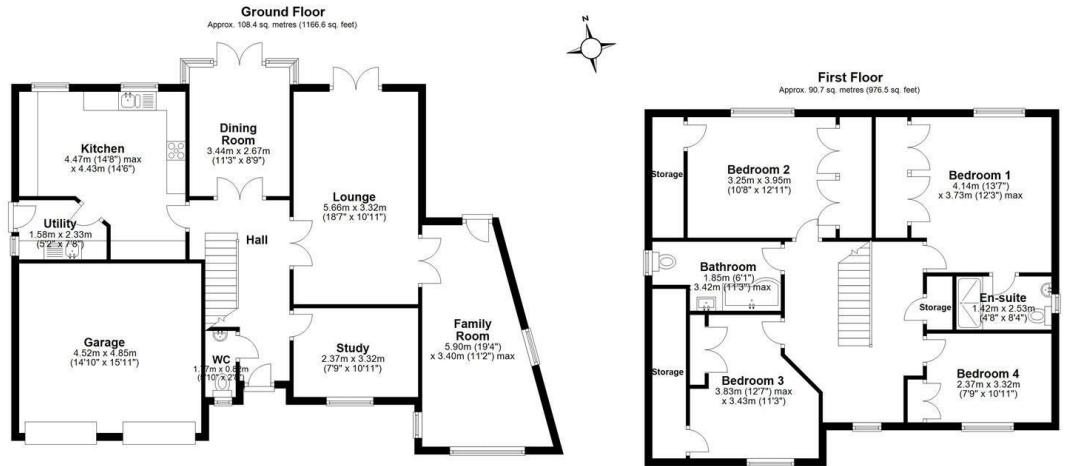
### Contents, Fixtures and Fittings

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









Total area: approx. 199.1 sq. metres (2143.0 sq. feet)



### 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(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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