



Parkstone Drive, Appleton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached
- Family Home
- Modern Feel
- Freehold
- Close to Schools
- Four Sizeable Bedrooms
- Ample Sapce
- Fantastic Garden
- Driveway Parking
- Ideal Location

DESCRIPTION

We present this delightful detached home, perfectly positioned in the sought after location of Appleton. This property offers a modern and warm feel, boasting four generously sized bedrooms, an open plan kitchen/diner, with integrated appliances and a well manicured garden. Being perfect for the growing family, viewings are highly recommended.

As you step inside, you are greeted by not one, but two inviting reception rooms, perfect for entertaining guests or simply unwinding after a long day. The homely lounge is set to the front of the house, and the open plan kitchen/diner is to the rear. This is the heart of the home, boasting integrated appliances and patio doors that lead out to the fabulous garden, creating a seamless blend of indoor and outdoor living. Completing the downstairs is a handy utility and a WC.

With four generously sized bedrooms and a family bathroom to the first floor, this property provides ample space for a growing family or those who love to have room to spread out. Bedrooms one, two and three all offer built in wardrobes, and bedroom one celebrates an En-suite.



GARDEN

This beautiful home sits on a great plot. To the rear, the well maintained garden is a tranquil oasis where you can relax, host summer barbecues, or simply enjoy the fresh air. To the front of the property parking is available for multiple cars, ensuring convenience for you and your guests. Don't miss the opportunity to make this beautiful property your own and experience the joys of modern living in a warm and welcoming setting.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.66m x 4.14m Lounge
- 2.96m x 5.59m Kitchen/Dining Room
- 1.74m x 1.64m Utility Room
- 1.12m x 1.64m WC
- 6.05m x 3.06m Garage

FIRST FLOOR

- Landing
- 4.01m x 4.14m Bedroom One
- 1.44m x 2.00m En-suite
- 4.28m x 3.09m Bedroom Two
- 3.72m x 2.74m Bedroom Three
- 3.41m x 2.22m Bedroom Four
- 1.67m x 2.17m Bathroom



SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (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

- Stockton Heath 2.8 miles
- Walton Gardens 3.8 miles
- Warrington Town Centre 4.5 miles
- Manchester Airport 15.5 miles via M56
- Manchester City Centre 25 miles via M56
- Liverpool City Centre 27 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: E

Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

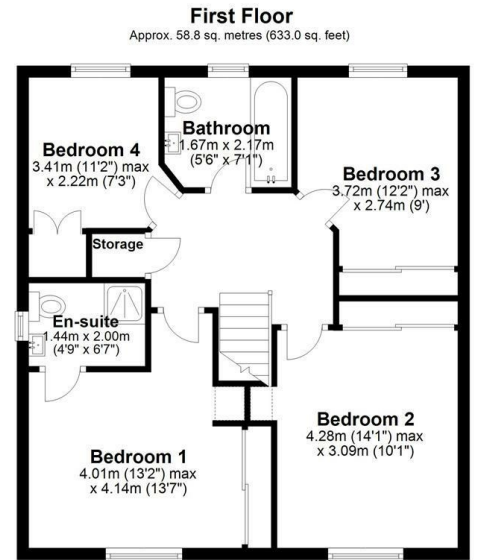
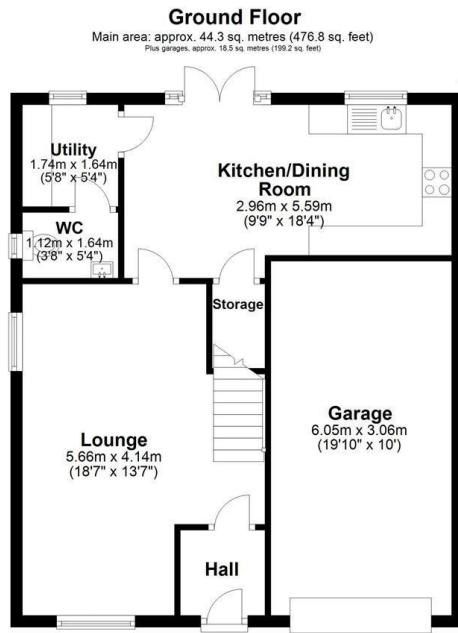
Not included in the asking price. These items may be available under separate negotiation.



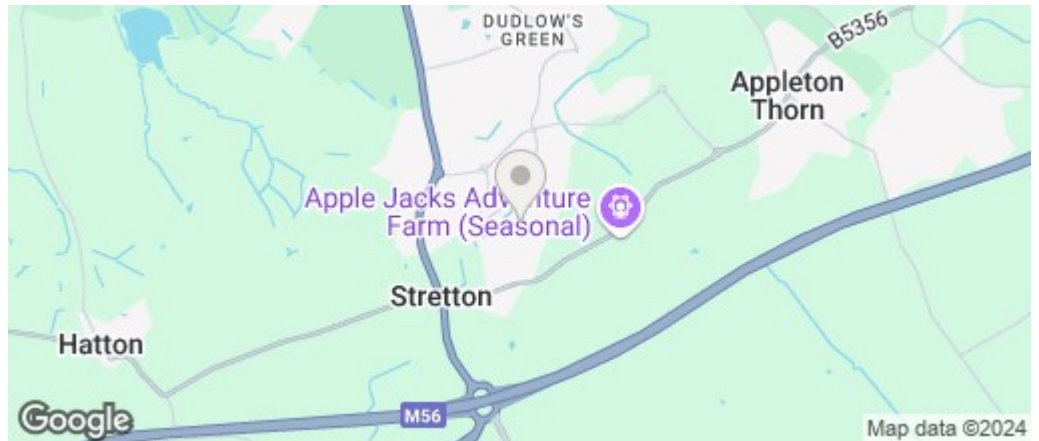


IMPORTANT NOTICE

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.



Main area: Approx. 103.1 sq. metres (1109.7 sq. feet)
Plus garages: approx. 18.5 sq. metres (199.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(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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