



Shepperton Close, Appleton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Bungalow
- Substantial Plot
- South Facing Garden
- Driveway
- Close to Local Amenities
- Three Bedrooms
- Excellent Potential
- Generous Garage
- Freehold
- Great Motorway Links

DESCRIPTION

Nestled in the desirable area of Appleton, this detached bungalow, is situated within a quiet cul-de-sac and offered for sale with no onward chain. Sat on a substantial plot, this home boasts three bedrooms, two reception rooms, and a charming conservatory, this property provides a canvas of endless possibilities for its fortunate new owners. This home is perfect for those looking to downsize, or the ease of single floor living.

Entry into this home is via the hallway which provides access to all areas of the downstairs. Here you will find the spacious lounge, dining room, and kitchen which naturally flows through to the light and airy conservatory and provides access to the gorgeous garden allowing the perfect ambiance of indoor and outdoor living. Whether you are unwinding after a long day or entertaining family and friends, this versatile space offers something for all the family to enjoy.

Completing this property is three spacious bedrooms all offering integrated storage and wardrobes along with a convenient bathroom. Bedroom one celebrates an En-suite bathroom.



GARDEN

Sat on a generous sized plot, this bungalow offers a gorgeous south facing private rear garden. Complete with a lush lawn and a delightful paved patio perfect for outdoor seating and entertaining. The front of the property, offers driveway parking as well as a large garage.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 3.51m x 5.86m Lounge
- 2.88m x 3.44m Dining Room
- 5.41m x 2.48m Kitchen
- 4.22m x 2.89m Bedroom One
- 1.67m x 1.99m En-suite
- 3.27m x 3.58m Bedroom Two
- 4.12m x 2.66m Bedroom Three
- 2.28m x 2.89m 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 'Epltone' 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

- Bridgewater High School 1 mile walk
- Stockton Heath 1 mile
- Warrington Town Centre 4 miles
- Manchester Airport 15 miles via M56
- Manchester City Centre 23 miles via M56
- Liverpool City Centre 25 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.



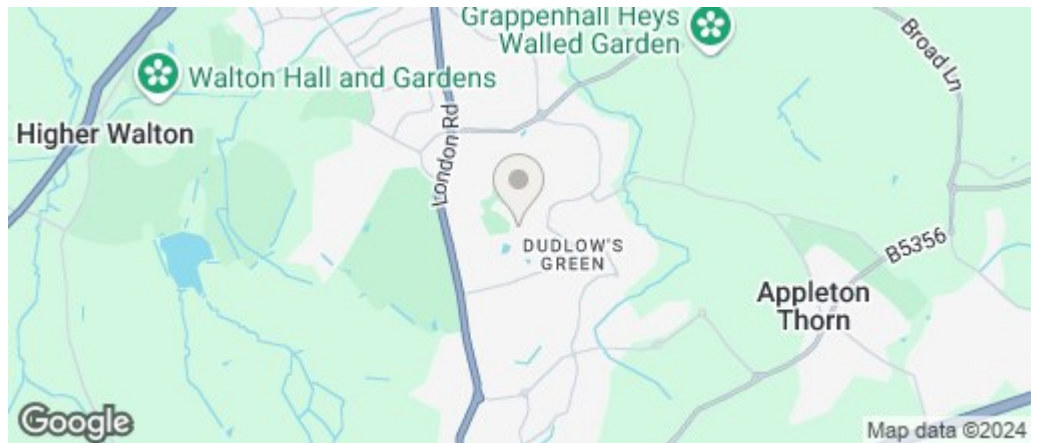
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Ground Floor

Approx. 121.6 sq. metres (1309.2 sq. feet)



Main area: Approx. 121.6 sq. metres (1309.2 sq. feet)
Plus garages, approx. 25.9 sq. metres (278.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		66	
(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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