



Bernard Avenue, Appleton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Perfect Family Home
- Modern Kitchen
- Freehold Title
- Gorgeous Garden
- Sought After Location
- Bay Fronted Lounge
- Three Bedrooms
- Generous Plot
- Garage/Workshop

DESCRIPTION

Offered for sale with no onward chain, we proudly present this stunning family home in the heart of Appleton. Awaiting its forever owner, this property is beaming with potential offering the perfect blend of comfort and practicality with spacious reception rooms and three bedrooms, this property is not to be missed. Located in Appleton, this property provides easy transportation to local amenities, shops and schools.

Entry to the property is granted via the hallway, providing access to all areas of this home. To the right of the hallway, you will find a spacious lounge, featuring a beautiful bay window that allows natural light to flood this space creating a bright and airy ambience. Adding to this aura, you will also find a gas fire perfect for a cosy night in. Adjacent to the lounge, you will find a modern kitchen that provides ample space for meal preparation including the luxury benefit of an integrated oven and hob. The ground floor concludes with a versatile space, currently used as a utility room and WC that could easily be transformed into a dining room or home study.

As you ascend the stairs, you will find three great sized bedrooms and a family shower room. Bedrooms one and two act as double rooms, providing ample space for a double bed and additional furniture. Bedroom Three is a versatile space that could be utilised as a guest room, nursery or home study.



GARDEN

This wonderful home boasts a superb plot. There is a large driveway to the front, which leads to the garage/workshop. To the rear, there is a generous and beautifully landscaped garden which is very private with an area laid to lawn and a lovely patio area, ideal for alfresco dining.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.06m x 5.43m Lounge
- 3.74m x 3.28m Kitchen/Breakfast Area
- 3.91m x 4.68m Utility Room
- 1.43m x 0.86m WC

FIRST FLOOR

- Landing
- 4.50m x 3.05m Bedroom One
- 3.27m x 3.24m Bedroom Two
- 2.95m x 2.28m Bedroom Three
- 1.70m x 2.05m Shower Room

GARAGE:

Garage 5.38m x 3.86m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 362Mb (Via Virgin)

LOCATION - APPLETON

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 10 minute walk
 - Warrington Town Centre 2 miles
 - Manchester Airport 14 miles via M56
 - Liverpool City Centre 22 miles via M62
 - Manchester City Centre 22 miles via M56
 - Chester City Centre 22 miles via M56
- (Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: B

Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

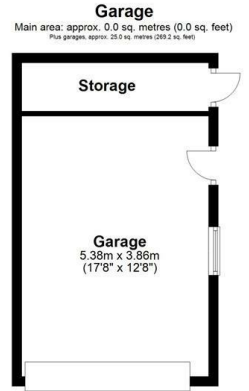
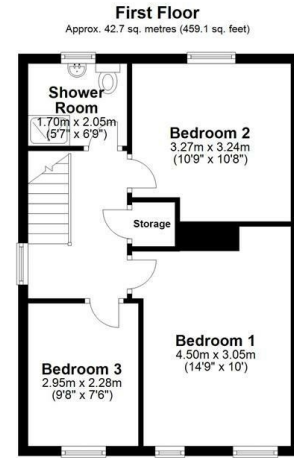
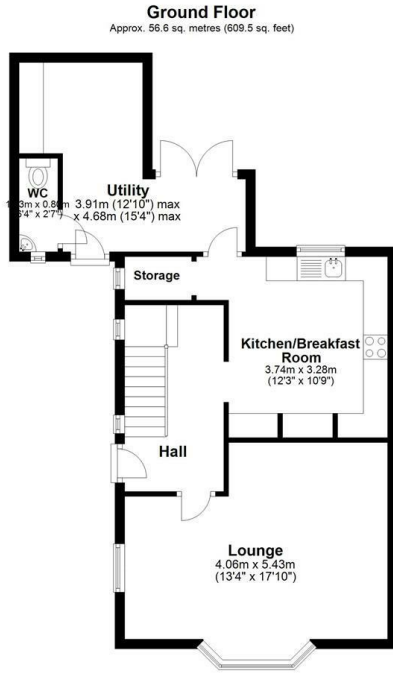
Not included in the asking price. These items may be available under separate negotiation.



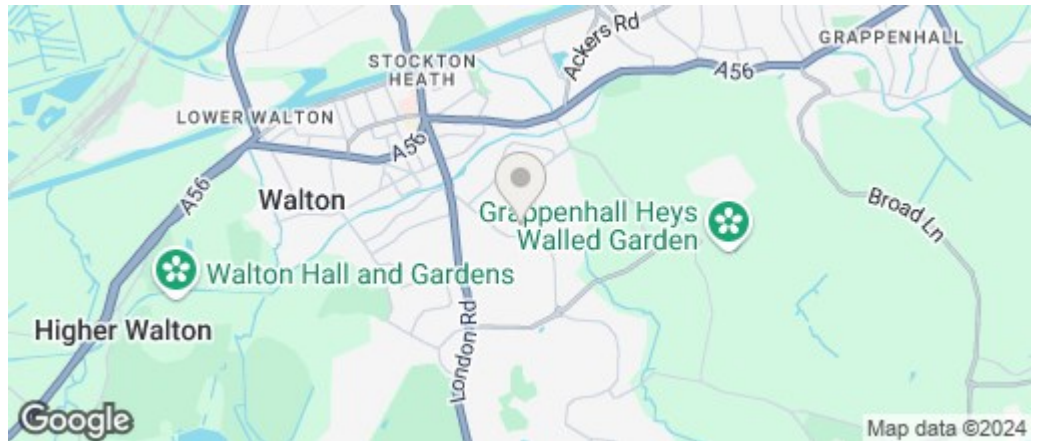


IMPORTANT NOTICE

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. 99.3 sq. metres (1068.7 sq. feet)
Plus garages, approx. 25.0 sq. metres (269.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		64	
(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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