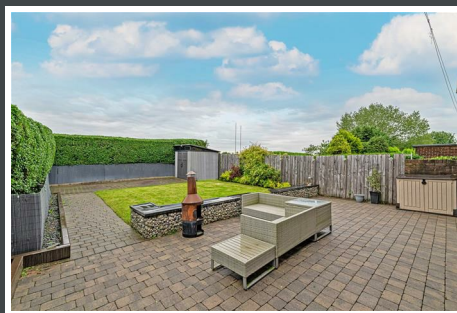




Bridge Lane, Appleton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Modernised Throughout
- Fantastic Location
- Large Plot
- Three Bedrooms
- Read To Move In
- Gorgeous Garden
- Family Home
- Envious Position
- Open Plan Layout
- Close to Schools

DESCRIPTION

An extensively modernised family home occupying a large plot and offering the option of no onward chain. This property boasts two reception rooms, three bedrooms, and two convenient bathrooms, making it an ideal home for a growing family. With its modern amenities, spacious layout, and fantastic location, this property is sure to capture your heart. Book a viewing today and start envisioning the wonderful memories you could create in this beautiful home on Bridge Lane.

Built in the 1950s, this house exudes character and warmth, offering a perfect blend of traditional charm and modern convenience. The property has been extensively upgraded, ensuring that it is ready to move into without any hassle. The neutral decor provides a blank canvas for you to add your personal touch and make it truly your own.

Entry into the property is via the welcoming hallway which leads through to the open plan lounge/dining room and kitchen. There are bi-fold doors opening into the garden creating a fabulous entertainment space through indoor/outdoor living. A fully serviced utility room and a WC, complete the ground floor. To the first floor, there are three excellent sized bedrooms with bedroom one celebrating an En suite. There is also a lovely family bathroom. The home benefits from ample storage throughout including an extensive loft space.



GARDEN

One of the standout features of this property is its fantastic sized plot, offering ample outdoor space for relaxation, play, or even gardening. Imagine enjoying a cup of tea in the garden on a sunny afternoon or hosting a barbecue for friends and family. The peaceful surroundings of Appleton create a serene atmosphere, making it a wonderful place to call home and to enjoy the woodland walks nearby. The property also provides convenient off-road parking to the rear of the plot.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.71m x 5.42m Lounge/Dining Room
- 3.22m x 2.53m Kitchen
- 1.65m x 1.51m Utility Room
- 1.05m x 0.92m WC

FIRST FLOOR

- Landing
- 3.67m x 2.56m Bedroom One
- 1.15m x 2.53m En-suite
- 2.70m x 4.47m Bedroom Two
- 2.91m x 3.24m Bedroom Three
- 1.84m x 1.99m Bathroom

THIRD FLOOR

- 2.48m x 5.42m Loft Room

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 67Mb (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 1 mile walk
- Warrington Golf Club 1 mile walk
- Warrington Town Centre 3 miles
- Manchester Airport 14 miles via M56
- Manchester City Centre 24 miles via M56
- Liverpool City Centre 28 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: B

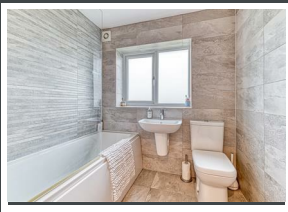
Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

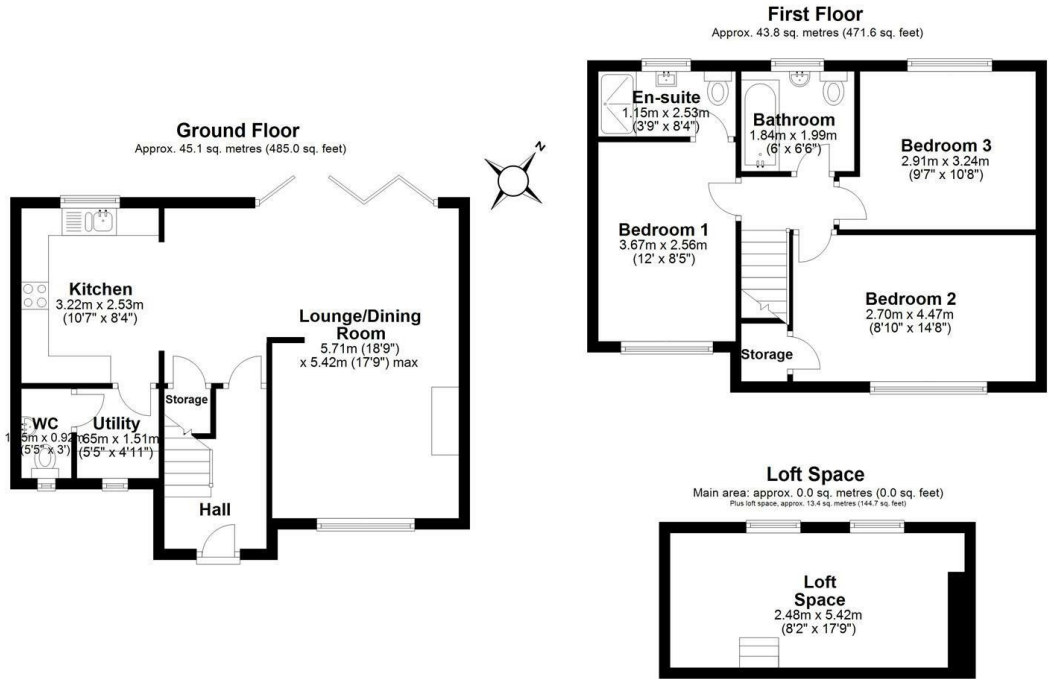
Not included in the asking price. These items may be available under separate negotiation.



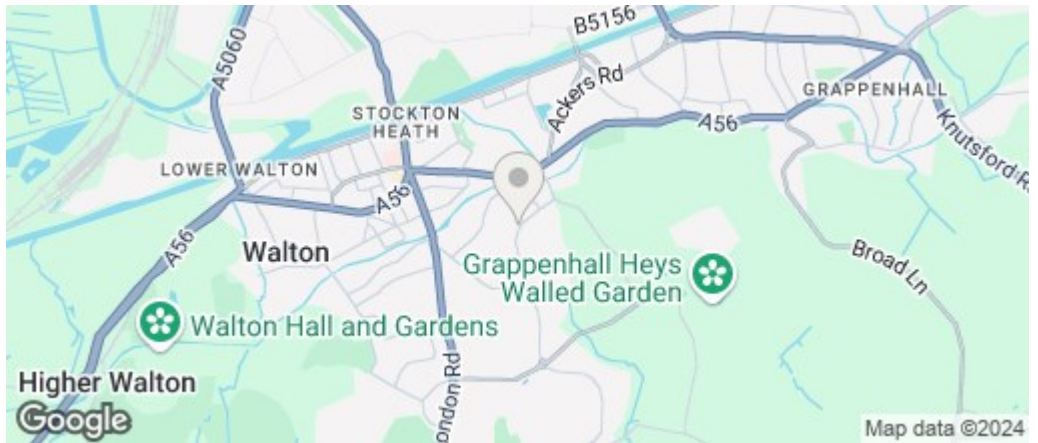


IMPORTANT NOTICE

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. 88.9 sq. metres (956.7 sq. feet)
Plus loft space, approx. 13.4 sq. metres (144.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	77
(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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