



# Stonehill Close, Appleton Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Sought After Location
- Four Bedrooms
- Three Reception Rooms
- Stunning Kitchen
- Attractive Garden
- Double Garage
- Gated Driveway
- Close to Schools
- Great Motorway Links
- Family Home

## DESCRIPTION

A stunning double-fronted family home, located in a much sought-after residential area of Appleton. Set behind a gated driveway, this residence boasts four bedrooms, ample living accommodation with a modern and bright kitchen/dining room and a beautifully manicured garden that offers a serene escape from the hustle and bustle of daily life. Positioned just a short drive from local schools, Stockton Heath village and great motorway links, ensuring a convenient and vibrant lifestyle.

Upon entering, the inviting hallway provides access to all areas of the home and has the added benefit of a convenient WC. The generous lounge features double windows to the front and French doors opening into the garden, allowing natural light to fill the room and ample space for relaxation or entertaining. The modern and inviting kitchen overlooks the beautifully maintained garden offering additional access via French doors, perfect for alfresco dining. Adjacent is the dining room, ideal for busy meal times and great for entertaining guests. Completing the downstairs is the fully serviced utility room and the second reception room, ideal as a home office.

Upstairs is home to four spacious bedrooms with bedroom one offering a true retreat, complete with an ensuite bathroom and fitted wardrobes. Bedroom two overlooks the garden and also features fitted wardrobes. The upgraded family bathroom offers comfort and convenience for all family members.



## GARDEN

The beautifully landscaped garden provides a serene outdoor space, perfect for relaxing or hosting gatherings. A well-designed patio area is ideal for alfresco dining and summer barbecues. The double garage offers convenient and secure parking for two vehicles, with additional storage space for your needs. The expansive driveway provides ample parking and easy access, all within the safety of the gated entry.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 5.81m x 3.43m Lounge
- 2.73m x 3.45m Home office/Sitting Room
- 3.67m x 3.40m Kitchen
- 2.87m x 3.45m Dining Room
- 1.90m x 1.87m Utility
- 1.94m x 0.79m WC
- 5.41m x 5.01m Double Garage

### FIRST FLOOR

- Landing
- 3.45m x 3.50m Bedroom One
- 2.59m x 1.10m En-suite
- 3.55m x 2.63m Bedroom Two
- 2.26m x 3.54m Bedroom Three
- 2.23m x 3.56m Bedroom Four
- 2.59m x 1.95m Bathroom



## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 51Mb (Via BT)

## 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

- Warrington Golf Club 0.7 mile walk
- Stockton Heath 1 mile walk
- Bridgewater High School 1 mile walk
- Warrington Town Centre 4 miles
- Manchester Airport 14 miles via M56
- Manchester City Centre 25 miles via M56
- Liverpool City Centre 21 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

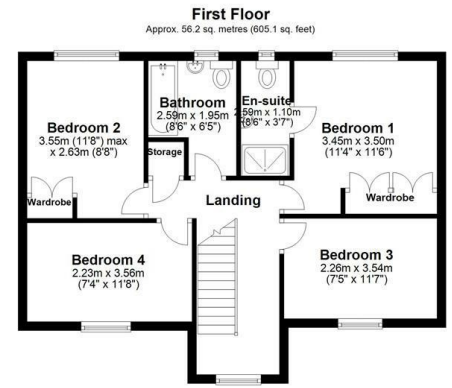
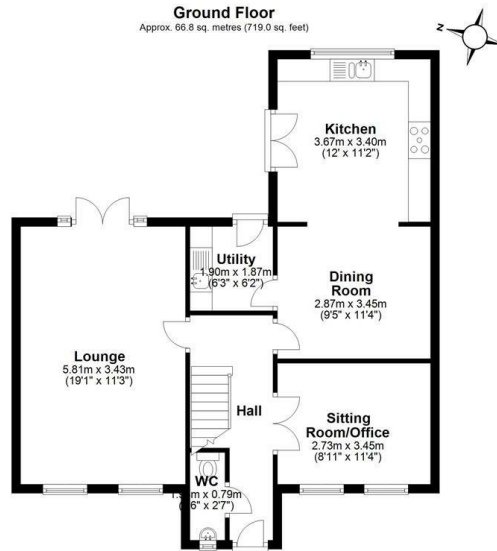
Not included in the asking price. These items may be available under separate negotiation.



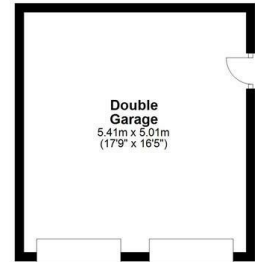


## IMPORTANT NOTICE

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.



**Detached Double Garage**  
Approx. 27.1 sq. metres (291.7 sq. feet)



Total area: approx. 150.1 sq. metres (1615.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	80
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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