



Crowleygreen Gardens, Appleton Thorn Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Family Home
- Two Reception Rooms
- Modern Interior
- Parking Available
- South Facing Garden
- Four Bedrooms
- Light and Airy
- Integrated Appliances
- Freehold
- Popular Location

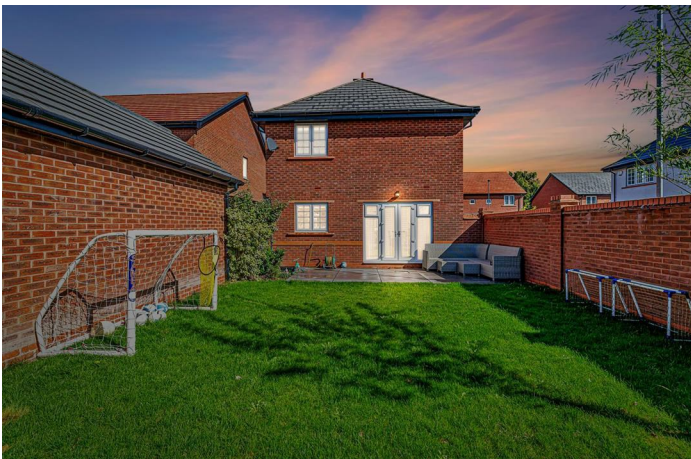
DESCRIPTION

Offered for sale with no onward chain, this immaculately presented home is perfectly positioned in a highly desirable location of Appleton Thorn. Celebrating four generously sized bedrooms, two very spacious reception rooms, sleek and modern interior, as well as a detached garage. This new build style property is truly the perfect family home.

As you step inside this delightful property, you are greeted with the welcoming hallway. Through the double doors you are led to the spacious lounge that benefits from a beautiful bay window, which offers plenty of natural light, creating a warm and inviting atmosphere. The fitted and modern kitchen/diner has been finished to a high standard and is perfect for whipping up delicious meals and is a hub for family gatherings. Home to the first floor is four generously sized bedrooms, and a family bathroom. Bedroom one celebrates a built-in wardrobe as well as an En-Suite. The upstairs provides ample space for the whole family to relax and unwind.

GARDEN

Sitting on a great sized plot, this family home enjoys a beautiful maintained private south facing garden. Being mainly laid to lawn, this garden has a patio which is only a year old, and whether you are looking for a cosy night or entertaining family and friends, this garden provides the perfect setting for any occasion. To the front the property there is parking for up to three vehicles, making it convenient for those with multiple cars or guests.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 6.15m x 4.22m Lounge
- 6.15m x 3.21m Kitchen/Dining Room
- 1.63m x 2.18m Utility Room
- 1.79m x 0.86m WC
- 5.93m x 3.13m Garage

FIRST FLOOR

- Landing
- 3.31m x 3.55m Bedroom One
- 1.63m x 2.18m En-suite
- 3.35m x 3.27m Bedroom Two
- 2.78m x 3.46m Bedroom Three
- 2.70m x 2.63m Bedroom Four
- 1.87m x 2.76m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 74Mb (Via BT)

LOCATION

Nestled cosily between Walton and Grappenhall, this leafy suburb sits south of Warrington Town Centre and benefits from beautiful surroundings. Appleton Thorn is home to charming buildings which span back centuries and are still put to great use today. The village hall hosts a range of community events from beer festivals and BBQs to the annual midsummer's "Bawming the Thorn." There's also a local church, cosy pubs and Warrington Golf Club is fairly close by. For cyclists and walkers, the village boasts a range of scenic routes and is just a short drive from Stockley Farm and Arley Hall, which are ideal for family days out. Some of Warrington's most highly-regarded schools are on the doorstep and the nearby M6 and M56 provide easy access to local towns and cities.

DISTANCES

- Warrington Golf Club 5 minute drive
- Stockton Heath 9 minute drive
- Walton Gardens 10 minute drive
- Warrington Town Centre 5 miles
- Manchester Airport 13 miles via M56
- Manchester City Centre 24 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.



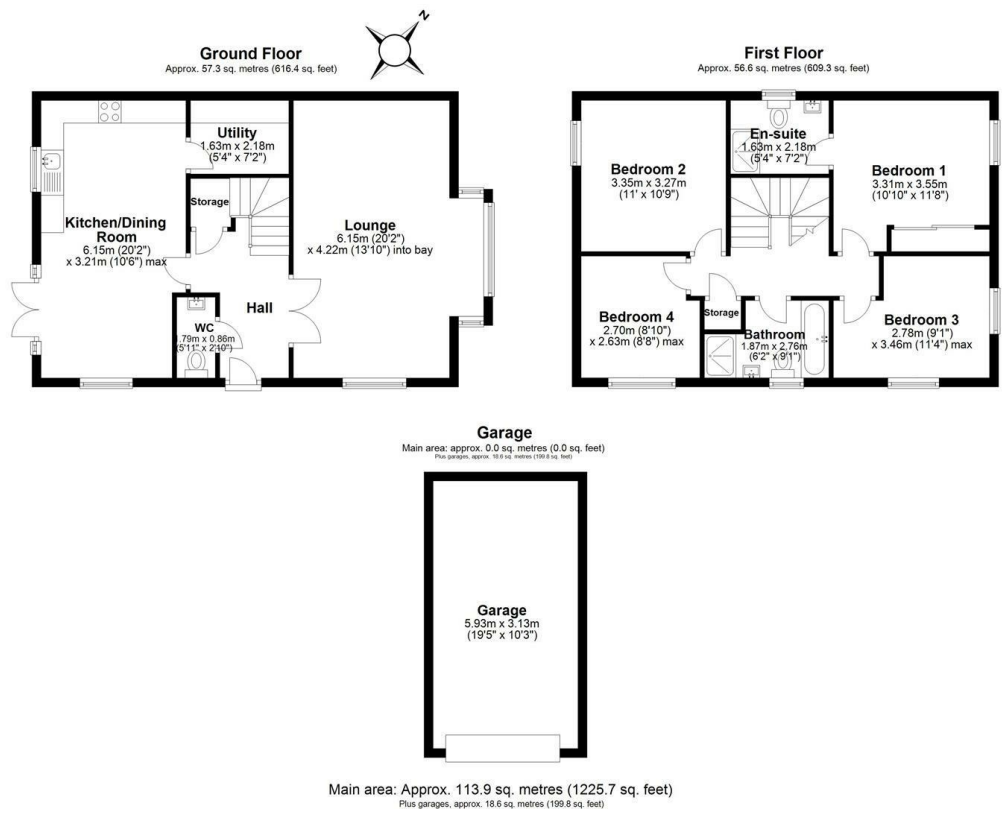


IMPORTANT NOTICE

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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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