



# London Road, Appleton Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Five Bedrooms
- Freehold
- Close to Local Schools
- Integral Garage
- Modern Interior
- Executive Home
- Sought After Location
- Private Garden
- Large Plot
- Family Home

## DESCRIPTION

Offered for sale with no onward chain, and tucked away down a peaceful private road, this charming residence is nestled in one of the most attractive areas of Appleton. Built in the late 1930s, this stunning property offers an abundance of character with modern additions, creating an attractive family home and offering the perfect blend of privacy and convenience. Boasting three spacious reception rooms and five bedrooms, this hidden gem is a rare find with the convenience of nearby shops, schools, and transport links. Don't miss this opportunity to make it your own.

Access into this expansive home is via a separate porch leading into the hallway, allowing entry to all areas of the ground floor. The home retains much of its original character, with period features throughout, yet offers modern comforts that ensure a blend of style and functionality. The versatile reception rooms are perfect for formal dining, a home office, or relaxed family gatherings, while the expansive kitchen opens up to a beautifully landscaped garden, ideal for outdoor living. Completing the ground floor is a fully serviced utility area, convenient WC and access into the integral garage.

To the first floor, you are presented with five spacious bedrooms along with a well-equipped family bathroom, with bedroom one benefitting from an En-suite. This property has the added convenience of a separate WC creating comfort and privacy for all family members and guests.



## GARDEN

The private grounds create a serene setting, with mature trees and lush greenery offering both beauty and privacy, perfect for alfresco dining, gardening, or simply enjoying the outdoors. Having the perfect blend of a lawned area and patio, this well-manicured garden has something for all the family to enjoy. With parking available for up to four vehicles, convenience is key for residents of this beautiful home which also benefits from a double, integral garage which is great for storage or could be used as a home gym.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 6.28m x 4.39m Lounge
- 4.19m x 7.38m Kitchen/Dining/Family Room
- 4.05m x 4.51m Dining Room
- 2.33m x 2.93m Utility Room
- 0.77m x 1.85m WC
- 5.53m x 2.83m Garage
- 4.69m x 2.76m Garage

### FIRST FLOOR

- Landing
- 4.83m x 4.92m Bedroom One
- 1.79m x 2.42m En-suite
- 4.83m x 3.47m Bedroom Two
- 3.10m x 3.63m Bedroom Three
- 2.20m x 3.63m Bedroom Four
- 1.80m x 2.91m Bedroom Five
- 2.08m x 2.67m Bathroom
- 0.79m x 0.78m WC

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 264Mb (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

- Warrington Golf Club 5 minute walk
- Bridgewater High School 5 minute walk
- Stockton Heath Village 1 mile walk
- Walton Gardens 1 mile walk
- Warrington Town Centre 2 miles
- Manchester Airport 16 miles via M56
- Manchester City Centre 25 miles via M62
- Liverpool City Centre 21 miles via M62

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council  
**Council Band:** F  
**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.









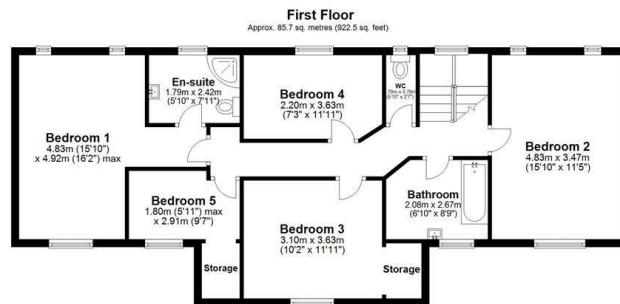
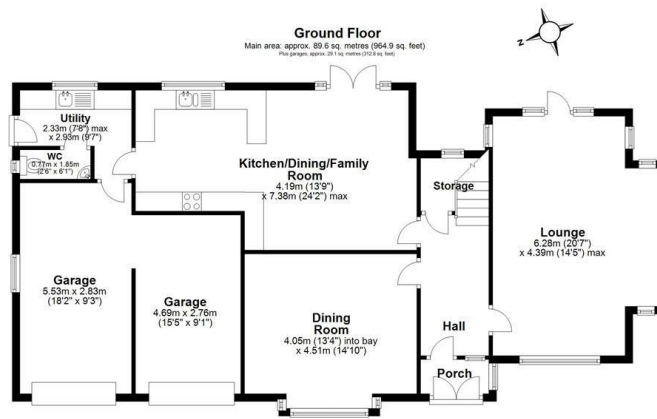




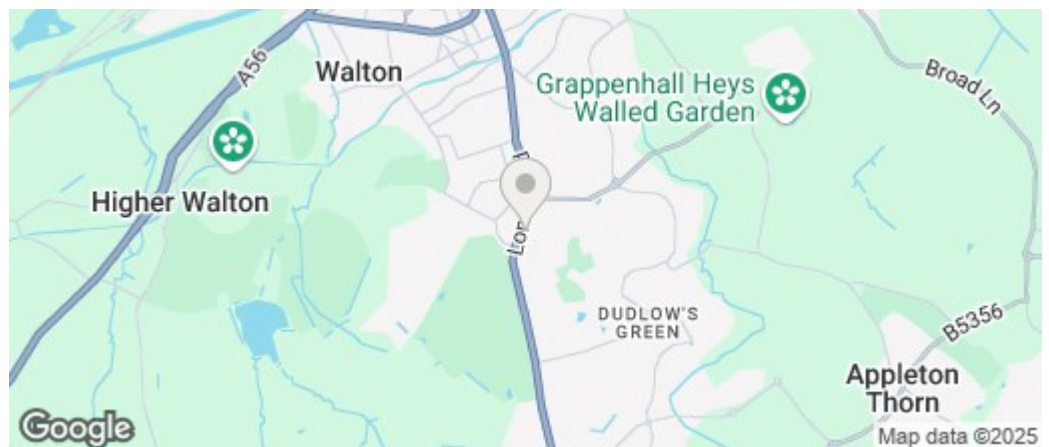



## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all prospective purchasers 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. 175.3 sq. metres (1887.4 sq. feet)  
Plus garages: approx. 29.1 sq. metres (312.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>58</b>	<b>74</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC. 

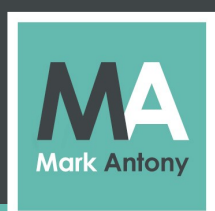
## VIEWING ARRANGEMENTS

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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