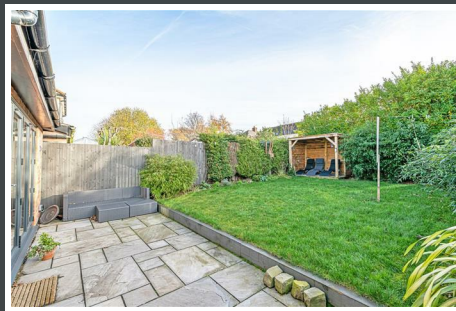
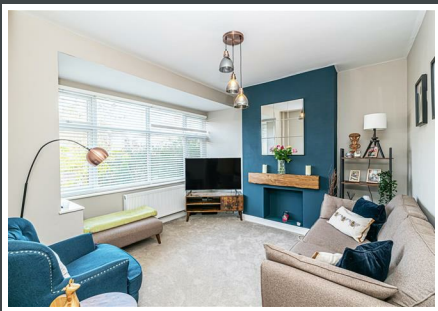




# Greenfields Avenue, Appleton Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Stunning Throughout
- Beautiful Kitchen
- Spacious Lounge
- Large Rear Garden
- Driveway Parking
- Family Home
- Highly Sought After Location
- Short Walk to Stockton Heath
- Extended Home
- Outstanding Local Schools

## DESCRIPTION

A beautiful three bedroom family home offered for sale with no onward chain, perfectly situated in a highly sought-after area just a short stroll from Stockton Heath Village. This property offers an ideal blend of comfort, style, and convenience, making it the perfect choice for families.

Entry into the property is via the welcoming hallway which provides access to all areas of this inviting home. The large lounge looks out to the front and celebrates a warm and cosy atmosphere, perfect for family evenings in. To the rear is the show stopping open kitchen/diner. The kitchen has been finished to a high standard and benefits from a sleek design which includes integrated appliances. The extended and modernised family room has been thoughtfully designed to allow natural light to fill the space.

To the first floor there are three fantastic sized bedrooms as well as a modern and upgraded family bathroom.



## GARDEN

The large garden is accessed via the bi-folding doors from the kitchen which creates an open plan space to enjoy indoor/outdoor living. It is the perfect place to entertain or host summer BBQs. The garden is mainly laid to lawn and is surrounded by mature shrubbery which creates the ultimate private oasis.

## SUMMARY OF ACCOMMODATION

\*Floorplan Coming Soon\*

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via Virgin)



## 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 15 minute walk
- Warrington Town Centre 2 miles
- Manchester Airport 14 miles via M56
- Manchester City Centre 22 miles via M56
- Chester City Centre 22 miles via M56
- Liverpool City Centre 23 miles via M62

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** D

**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.



Ground Floor



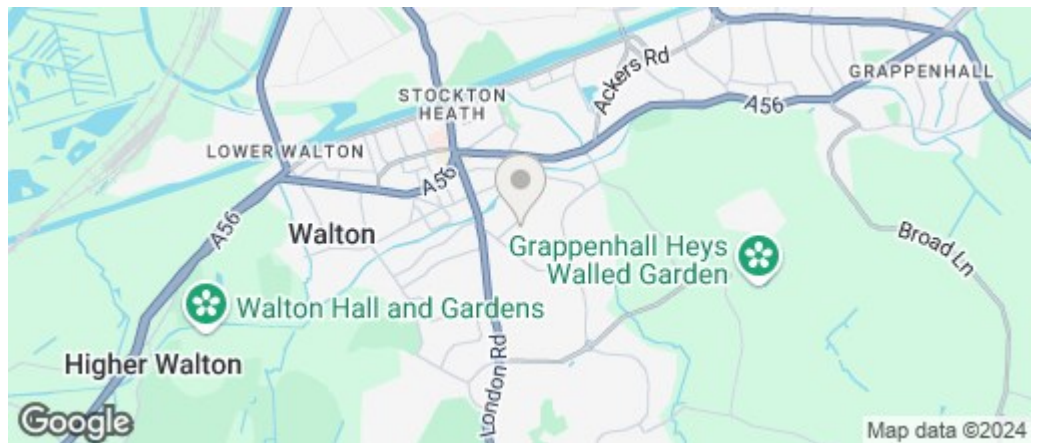
Floor 1

Approximate total area<sup>(1)</sup>  
77.33 m<sup>2</sup>  
832.38 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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>			
(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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