



Stonehill Close, Appleton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Four Bedrooms
- Family Home
- Stunning Kitchen
- Lovely Garden
- Close to Schools
- Double Garage
- Desirable Location
- Modern Interior
- Ready to Move In To
- Ample Living Space

DESCRIPTION

Welcome to this stunning detached home located in the highly desirable area of Appleton. A perfect family home that boasts a beautiful interior with a show stopping kitchen, ample living space and four bedrooms. If you are looking for a property that combines style, space, and functionality, this house on Stonehill Close is the perfect choice!

Entry into the home is via the welcoming, light and bright hallway which provides access to all areas of the ground floor. The large lounge spans the length of the property and enjoys views out to the front as well as celebrating dual aspect patio doors which allows natural light to fill the space. The kitchen is the heart of the home and has been finished to an impeccable standard and has been designed with style and functionality in mind, making it a perfect set up for busy family life. The inviting family room has been finished with bi-folding doors allowing a seamless flow for indoor-outdoor living. Completing the ground floor is the handy utility room and convenient WC.

To the first floor there are four great sized bedrooms with bedroom one benefitting from an En-suite and built-in wardrobes. There is also a modern family bathroom and ample storage throughout creating comfort and privacy for all family members and guests..



GARDEN

Sitting on a fantastic sized plot, this home enjoys an enviable position with driveway parking and a double garage to the front, and a lovely family garden to the rear. This beautifully maintained garden is a true oasis perfect for families and outdoor enthusiasts alike. This private, not overlooked haven offers ample space for children to play and adults to relax. The large decking area is ideal for soaking up the sun or hosting unforgettable summer BBQs. With its lush greenery and serene ambiance, this garden is the perfect extension of your home, providing a tranquil retreat for all to enjoy.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.80m x 3.45m Lounge
- 2.64m x 4.34m Family Room
- 5.80m x 3.43m Kitchen
- 1.91m x 1.86m Utility Room
- 1.49m x 0.80m WC

FIRST FLOOR

- Landing
- 3.67m x 3.25m Bedroom One
- 2.63m x 1.02m En-suite
- 3.50m x 2.65m Bedroom Two
- 2.23m x 3.55m Bedroom Three
- 2.08m x 3.54m Bedroom Four
- 2.63m x 1.93m Bathroom

SERVICES

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

- 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: F

Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

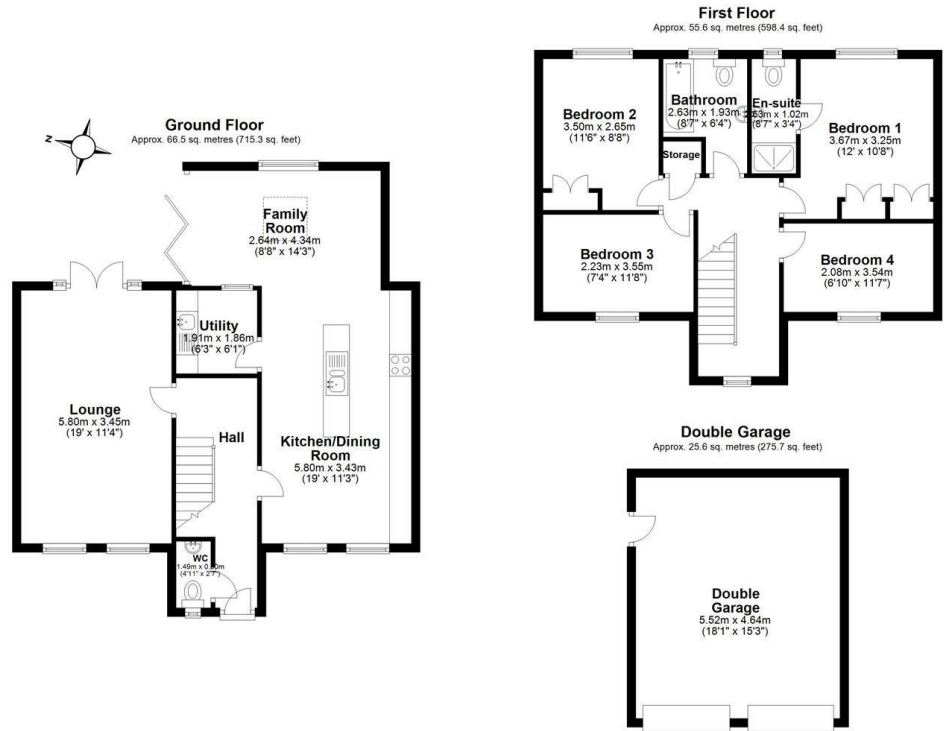
Not included in the asking price. These items may be available under separate negotiation.



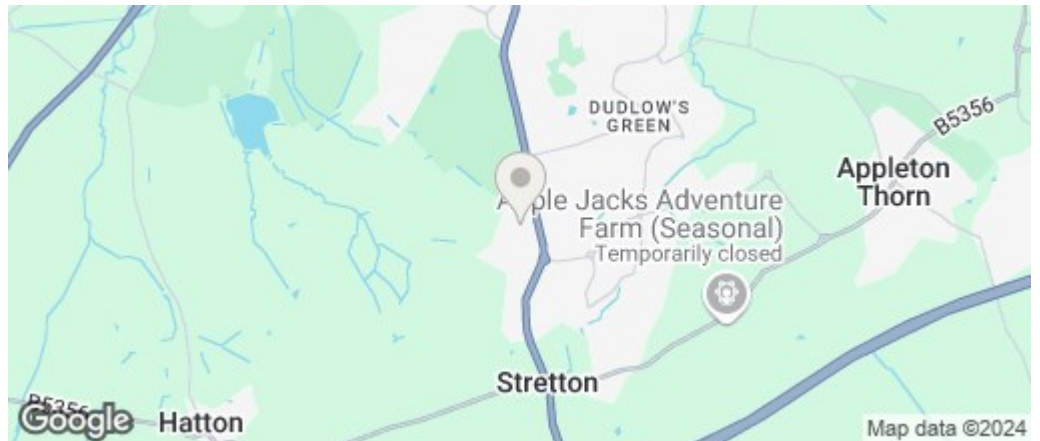


IMPORTANT NOTICE

Mark Antony Estates wishes to inform all 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.



Total area: approx. 147.7 sq. metres (1589.4 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			
(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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