



# Ashford Drive, Appleton Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Ideal for Families
- Three bedrooms
- Modern Kitchen/Diner
- Freehold Title
- Parking Available
- Three Storey Living
- Ample Living Space
- Balcony
- Generous Garden
- Sought After Location

## INTERIOR

Upon entering, you are greeted by a welcoming hallway. The spacious kitchen and dining room is perfect for family gatherings, while the adjoining conservatory serves as a private and peaceful retreat, allowing easy access to the garden. Completing the downstairs is a handy utility and WC.

On the first floor, you will find a generous lounge that opens onto a lovely balcony, offering a serene spot to unwind and take in the views. All three inviting reception rooms, provide ample space for relaxation and entertainment. This floor also accommodates the third bedroom, providing flexibility for guests or a home office.

The second floor is dedicated to comfort, featuring two well-proportioned bedrooms, both equipped with built-in wardrobes for convenient storage. Bedroom one benefits from an En-suite bathroom, whilst there is also an additional family bathroom.

Throughout the home, multiple storage cupboards provide practical solutions for keeping your living space tidy and organised.

## GARDEN

This gorgeous home, enjoys a great private rear garden with a delightful mixture of lawn and patio, ideal for enjoying sunny days or hosting barbecues. With parking available for one vehicle to the front, the garage also offers an additional parking space. This property combines convenience with a tranquil setting, making it a wonderful opportunity for those seeking a modern family home in a sought-after location.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (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.

## 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.

Items may be available under separate negotiation.



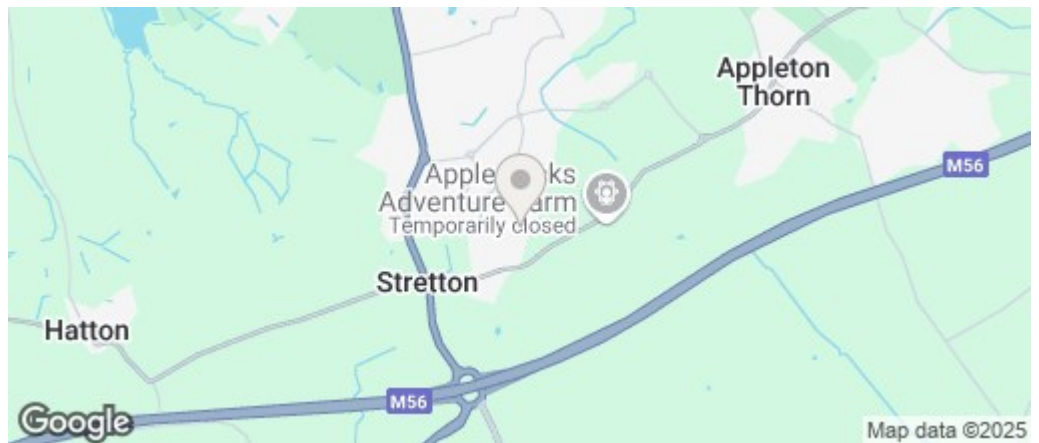
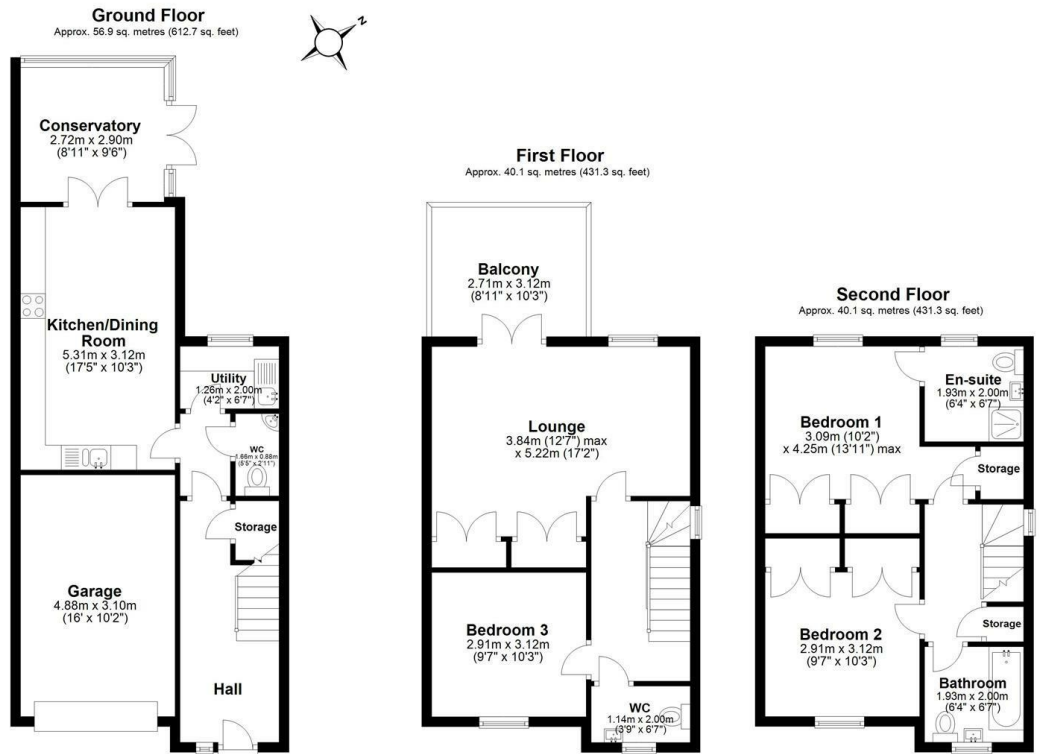






## IMPORTANT NOTICE

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.



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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