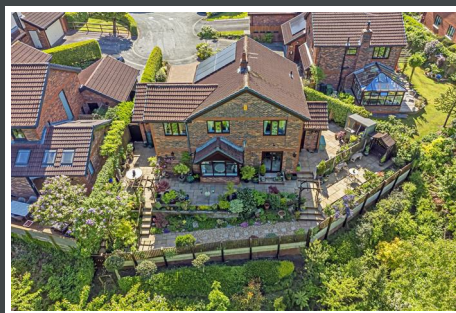




Sunbury Gardens, Appleton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Four Bedroom Detached
- Sought-After Location
- Ample Storage Space
- Incredible Garden
- Family Home
- Close To Amenities
- Large Driveway
- Freehold Title
- Large Square Footage
- Stunning Views

INTERIOR

This charming four-bedroom detached property offers the perfect blend of timeless historical features and elegant modern living. Beautifully positioned in a peaceful cul-de-sac within the highly sought-after location of Appleton, this delightful home presents a rare opportunity to enjoy both character and convenience in equal measure.

Ideally suited for family life, the property is just a stone's throw from a range of local amenities, including shops, reputable schools, and parks. It also benefits from excellent access to public transport, with nearby bus routes ensuring easy and reliable commuting to surrounding areas, making everyday travel stress-free.

Inside, you are welcomed by a spacious and inviting entrance hall that sets the tone for the rest of the home. The ground floor features a bright and airy lounge, perfect for relaxing with the family, as well as a separate dining room ideal for hosting guests or enjoying family meals. The well-appointed kitchen offers ample storage and workspace, and is complemented by a convenient utility room and a downstairs cloakroom for added practicality. Upstairs, the first floor hosts four generously sized bedrooms, each filled with natural light. Bedrooms one and three benefit from integrated wardrobes, providing excellent storage solutions. A well-equipped shower room completes the first floor as well as a private en-suite bathroom that adds further comfort to this impressive family home.

This property combines a peaceful residential setting with superb accessibility and thoughtful interior design—making it a truly desirable place to call home.

GARDEN

To the rear of the property you will find an enchanting private garden is a secluded retreat, not overlooked by neighbors, ensuring peace and tranquility. Bursting with vibrant flowers and lush shrubs, it offers year-round color, creating a serene haven perfect for relaxing or entertaining.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 500Mb (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: F

Tenure: Freehold

(Property tenure to be confirmed by solicitors)

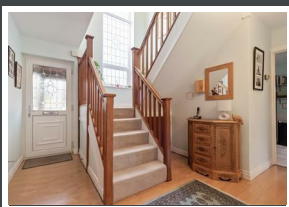
Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.

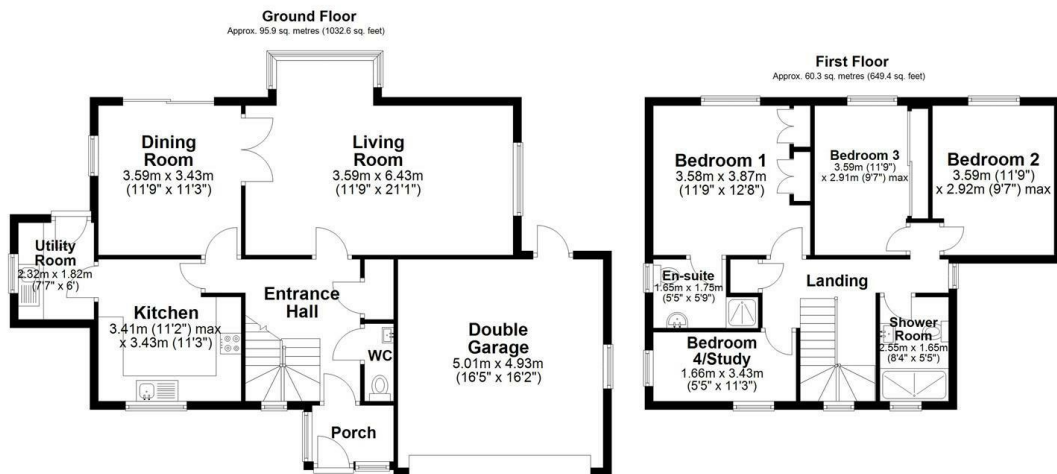






IMPORTANT NOTICE

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) 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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