



# Greenfields Avenue, Appleton Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Family Home
- Spacious Lounge
- Ample Space
- South Facing Garden
- Close to Stockton Heath
- Three Bedrooms
- Open Kitchen/Diner
- Integrated Appliances
- Driveway Parking
- Close to Amenities

## INTERIOR

Entry into this property is via the hallway that provides access to the lounge, a warm and inviting space perfect for family nights on the sofa. The heart of the home is undoubtedly the spacious kitchen and dining room located at the rear, perfect for family gatherings and entertaining guests. This area is complemented by a practical utility room and patio doors that lead out to a stunning garden, providing a serene outdoor space for relaxation and play.

The first floor features three well-proportioned bedrooms, with the master bedroom benefiting from built-in wardrobes as well as bedroom two, offering ample storage space. A family bathroom completes the upper level, ensuring that all essential amenities are conveniently located.

## GARDEN

This home celebrates a well looked after South facing private garden, with the perfect blend of lawn and decking area. With parking available for up to four vehicles, this property is not only practical but also situated close to local amenities and excellent schools, making it a perfect choice for families. This home beautifully blends comfort and convenience, making it a must-see for anyone looking to settle in a vibrant community.

## 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:** D

**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

### **Contents, Fixtures and Fittings**

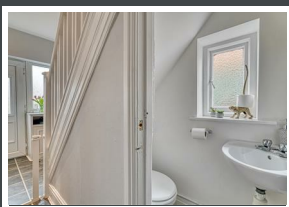
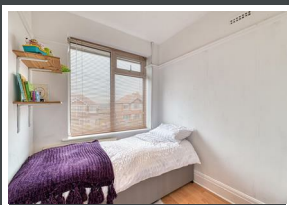
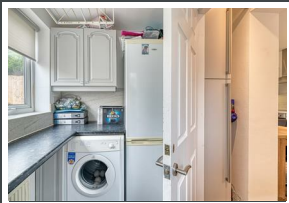
Not included in the asking price.

Items may be available under separate negotiation.



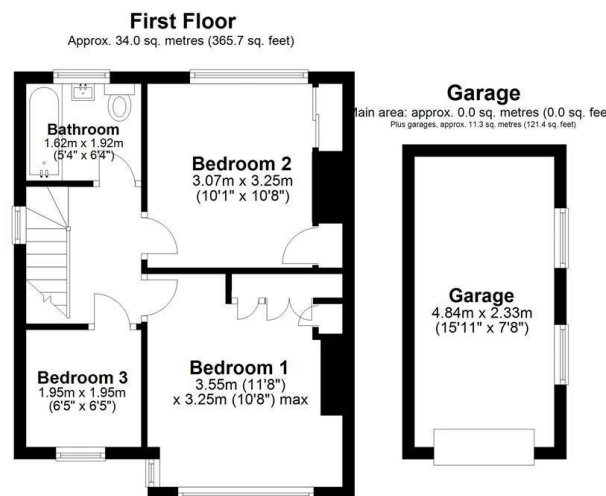
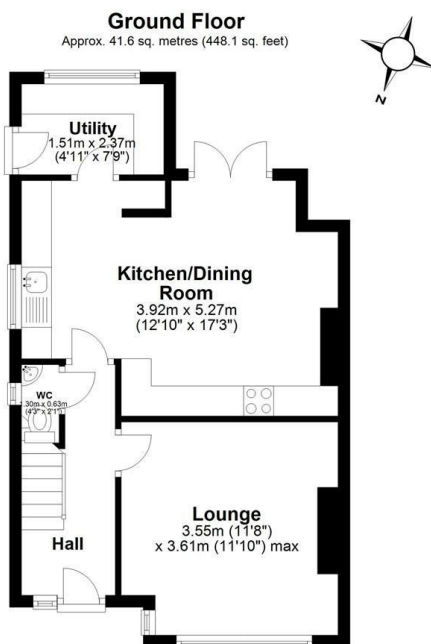






## IMPORTANT NOTICE

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.



Main area: Approx. 75.6 sq. metres (813.8 sq. feet)  
Plus garages, approx. 11.3 sq. metres (121.4 sq. feet)



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		
	55	69
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



**Mark Antony**  
SALES & LETTING AGENTS

Sales@MarkAntonyEstates.com  
www.MarkAntonyEstates.com  
Tel: 01925 267070