



Hillside Road, Appleton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Family Home
- Stunning Views
- Attractive Plot
- Driveway Parking
- Ample Potential
- Four Bedrooms
- Exclusive Road
- Detached Garage
- No Onward Chain
- Freehold Title

DESCRIPTION

This impressive detached family home set in an enviable position offers a perfect blend of character, space, and potential. Surrounded by stunning countryside views, offering generous living areas, and an abundance of natural light, this property presents an exceptional opportunity for those seeking a unique and desirable home in a peaceful and tranquil setting.

Being positioned near to excellent transport links, highly regarded schools, and a range of local amenities adds to the attraction of this unique property, making it an ideal choice for families, professionals and those looking to acquire a home in a prime location, offering both privacy and convenience.

This charming family home boasts two large reception rooms, four beautifully bright bedrooms, a spacious family bathroom and ample potential for modernisation and personalisation throughout. A truly unique opportunity for you to own a property brimming with character and potential.



GARDEN

A standout feature of this stunning property is the generous plot which is surrounded by countryside views, providing a peaceful and scenic backdrop, perfect for outdoor enthusiasts, entertaining friends and family or those looking for a tranquil setting. This attractive plot and wrap-around garden offers ample scope for modernisation or extension (STPP) while the private driveway ensures plenty of parking and a detached garage.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Porch
- Entrance Hall
- 6.97m x 3.78m Lounge
- 4.71m x 6.08m Family Room/Dining Room
- 3.17m x 5.04m Kitchen
- 1.77m x 0.86m Pantry
- 2.42m x 1.84m Utility/Boot Room
- 1.77m x 1.28m WC
- 7.22m x 3.00m Garage

FIRST FLOOR

- Landing
- 3.17m x 5.09m Bedroom One
- 3.47m x 3.30m Bedroom Two
- 2.80m x 3.78m Bedroom Three
- 2.22m x 3.78m Bedroom Four
- 1.77m x 3.14m Bathroom
- 3.65m x 2.66m Storage



LOCATION - APPLETON

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 15 minute walk
- Bridgewater High School 1 mile
- Stockton Heath Village 2 miles
- Warrington Town Centre 4 miles
- Manchester Airport 14 miles via M56
- Chester City Centre 20 miles via M56
- Manchester City Centre 22 miles via M56
- Liverpool City Centre 28 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington
Council Band: G
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.



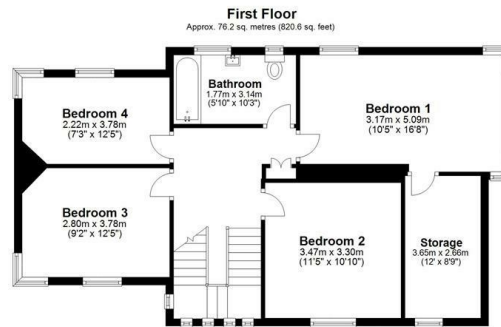
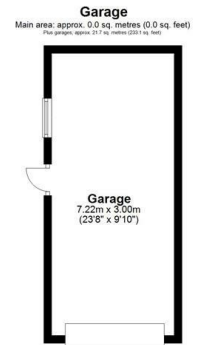
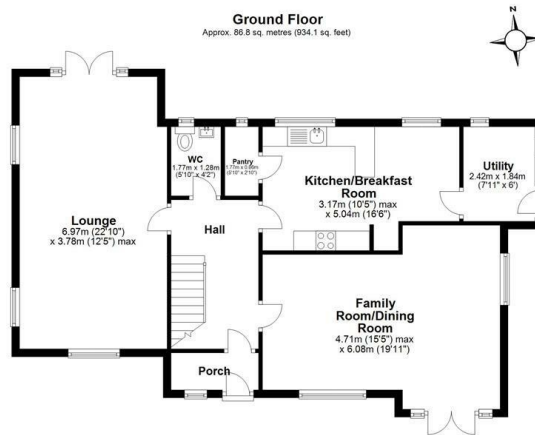






IMPORTANT NOTICE

Mark Antony Estates wishes to inform all prospective purchasers 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. 163.0 sq. metres (1754.7 sq. feet)
Plus garages: approx. 21.7 sq. metres (233.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
	61	73
England & Wales		
EU Directive 2002/91/EC		

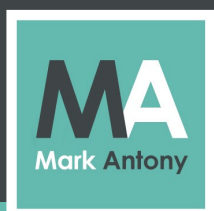
VIEWING ARRANGEMENTS

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

82 London Road, Stockton Heath, Warrington, Cheshire, WA4 6LE
Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070