



Bridge Lane, Appleton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Five Bedrooms
- Extended
- Family Home
- Gorgeous Garden
- Close to Local Schools
- Modern Interior
- Freehold Title
- Open-Plan Kitchen
- Light and Airy
- Electric Car Charger

INTERIOR

As you enter, you're welcomed by a spacious hallway that leads into the dining area and the open-plan kitchen, which is the heart of the home. This kitchen features modern décor, high-end appliances, and ample counter space, making it perfect for cooking and entertaining. The space also boasts bi-folding doors that open into a serene garden, creating a seamless blend of indoor and outdoor living.

Additionally, there are two more reception rooms: a cosy living room and a warm, inviting snug area. Completing the ground floor are a separate utility room and a WC.

Ascending to the first floor, you'll find five generously sized bedrooms, offering privacy for all family members and guests. Each room is thoughtfully designed to ensure comfort and tranquillity, making this home ideal for a growing family. The primary bedroom includes a modern En-suite bathroom, and the first floor is completed by a beautiful family bathroom equipped to meet all your family's needs.

GARDEN

Leading from the bi-folding doors into a serene garden. A lush, green lawn stretches out, perfect for relaxation or play. To one side, a cosy patio area invites you to unwind, perhaps with a book or a cup of tea. The garden is a harmonious blend of open space and a charming patio, creating an ideal spot for outdoor enjoyment and tranquillity. To the front of the property is a driveway suitable for multiple cars.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 67Mb (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: B

Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

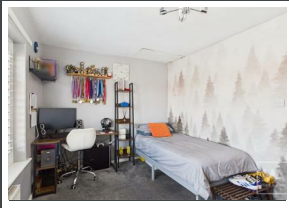
Items may be available under separate negotiation.





Mark Antony Estates is regulated by The Property Ombudsman and Safe Agent for your protection and peace of mind.



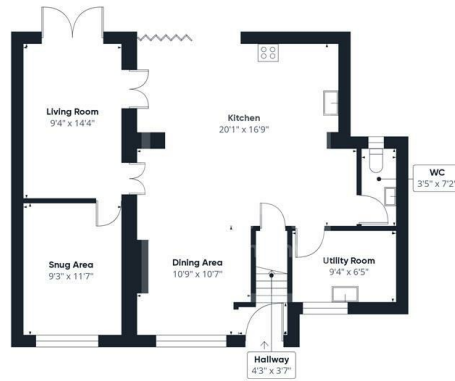


IMPORTANT NOTICE

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.



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Ground Floor



Floor 1



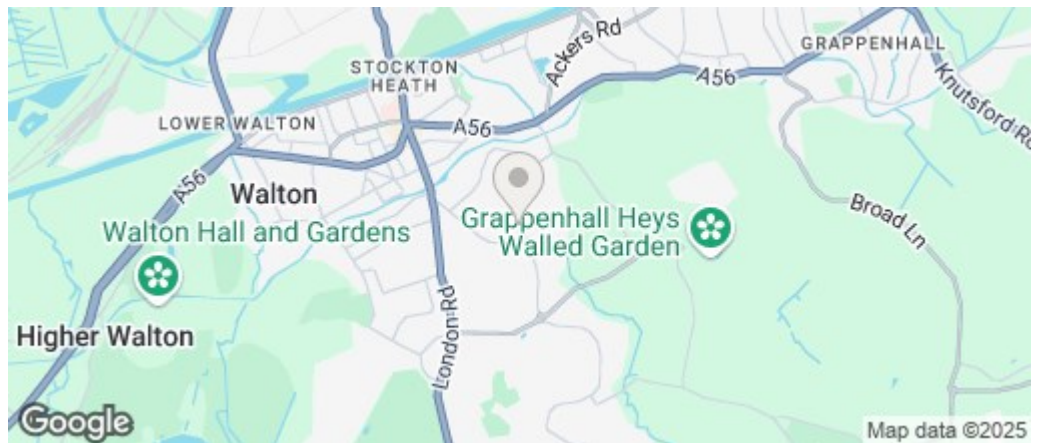
Approximate total area[†]
1528.8 ft²
Reduced headroom
9.55 ft²

(†) Excluding balconies and terraces.

Reduced headroom
Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standards. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		74	85
(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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