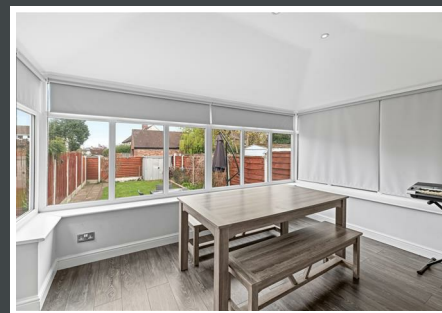
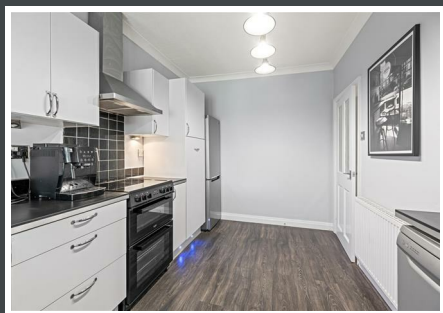




# Waverley Avenue, Appleton Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Three Bedrooms
- Newly Fitted Boiler
- Close To Amenities
- Low Maintenance Garden
- Modern Décor
- Sought After Location
- Family Home
- Close To Shops
- Rear Extension
- Ready To Move Into

## INTERIOR

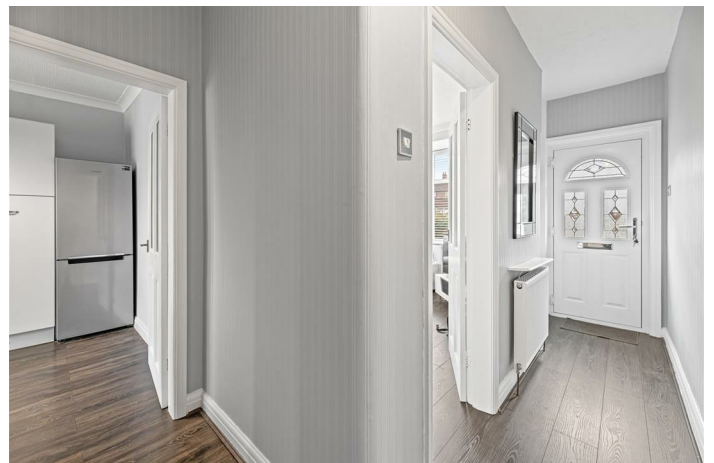
Now available for viewings, we are delighted to welcome Waverley Avenue to the market! This charming three-bedroom terraced home is situated in the highly sought-after area of Appleton, offering a perfect blend of modern living and convenience. Ideally located close to local amenities, shops, and schools, this property is an excellent choice for family life. Upon entering, you'll find a spacious lounge with stylish contemporary finishes, beautifully enhanced by a bay window that allows natural light to flood the room. Adjacent to the lounge, the sleek modern kitchen boasts integrated appliances and ample storage. Flowing seamlessly into the conservatory currently used as a dining room this space enjoys an airy ambiance with stunning garden views. Upstairs, three well-appointed bedrooms provide flexibility, with the primary bedroom featuring fitted wardrobes for optimal storage. Bedrooms two and three offer ideal spaces for guests or a home office.

## GARDEN

To the rear of the property you will find a private garden offering a low maintenance outdoor retreat, ideal for relaxation or entertainment. The garden features lush greenery, paving stone path and a raised seating area.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 910Mb (Via Vodafone)



## 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:** C

**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

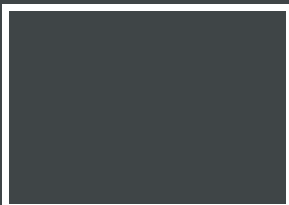
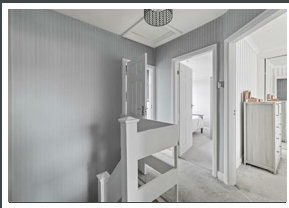
### **Contents, Fixtures and Fittings**

Not included in the asking price.

Items may be available under separate negotiation.





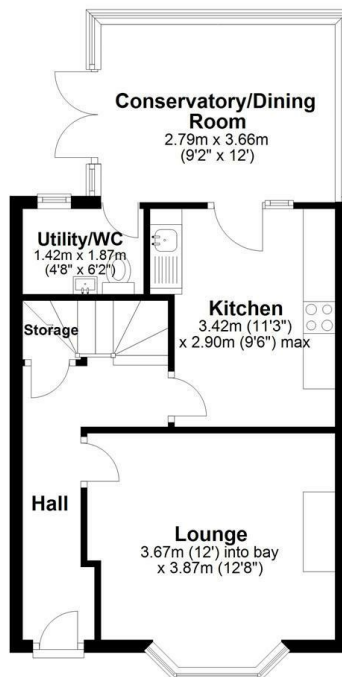


## IMPORTANT NOTICE

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.

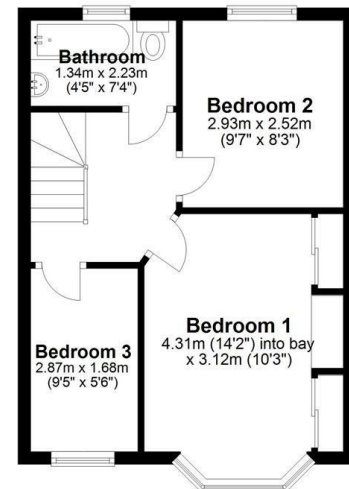
### Ground Floor

Approx. 44.2 sq. metres (475.8 sq. feet)

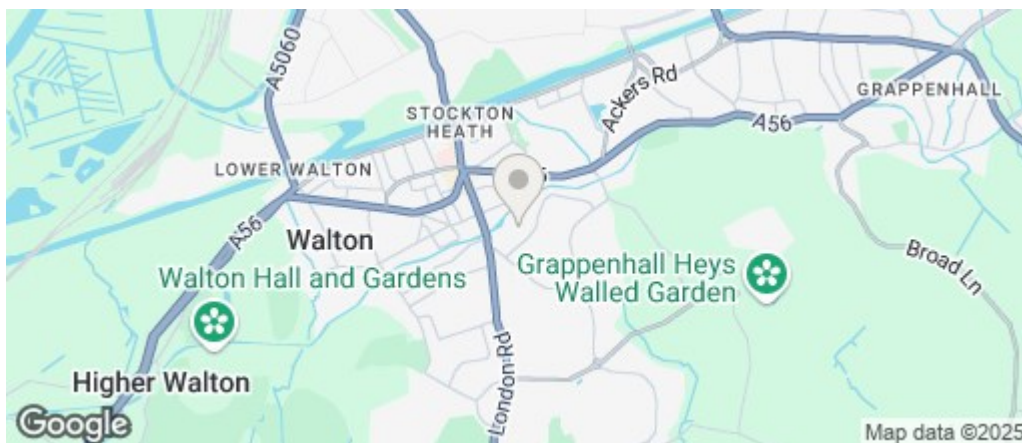


### First Floor

Approx. 33.3 sq. metres (358.5 sq. feet)



Total area: approx. 77.5 sq. metres (834.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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



**Mark Antony**  
SALES & LETTING AGENTS

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