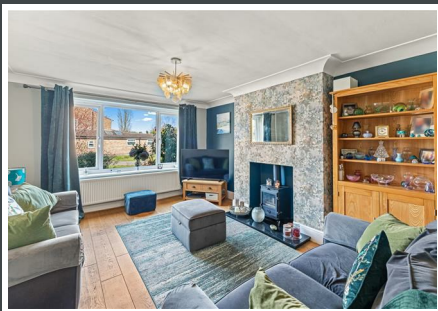




# Acton Avenue, Appleton Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Semi Detached
- Three Bedrooms
- Conservatory
- South Facing Garden
- Driveway Parking
- Family Home
- Ample Living Space
- Intergrated Appliances
- Sought-After Location
- Close to Amenities

## INTERIOR

Upon entering, you are greeted by a fantastic-sized lounge, complete with a cosy log burner that creates a warm and inviting atmosphere, perfect for relaxing evenings. The kitchen is equipped with integrated appliances and flows seamlessly into the dining room and conservatory, making it an ideal space for entertaining guests or enjoying family meals. The conservatory, bathed in natural light, overlooks the stunning south-facing garden, a true highlight of the property.

The first floor features three generously sized bedrooms, each offering a peaceful retreat, along with a family bathroom that caters to all your needs.

## GARDEN

The outdoor space is equally impressive, with a beautifully landscaped South facing garden that combines both lawn and patio areas, perfect for hosting gatherings with family and friends or simply enjoying the sunshine. Additionally, this property boasts a spacious driveway with parking for up to three vehicles, along with a garage for extra storage or secure parking.

## 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:** Freehold

(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

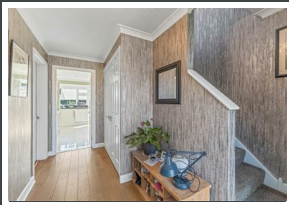
Not included in the asking price.

Items may be available under separate negotiation.



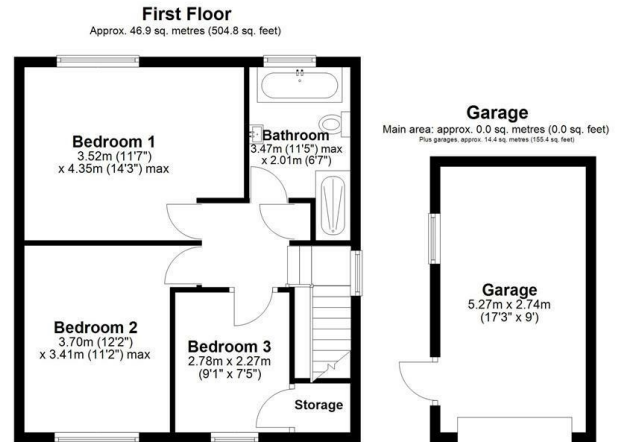
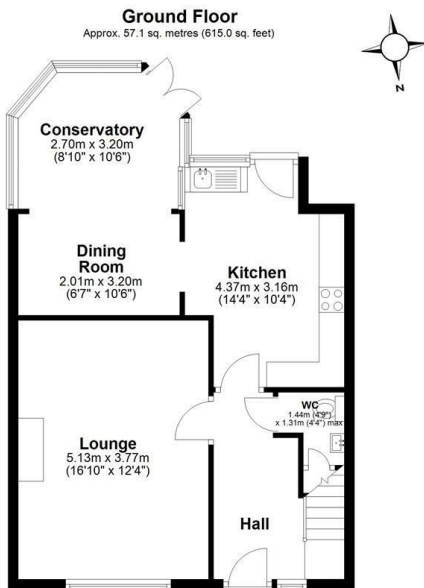






## IMPORTANT NOTICE

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.



Main area: Approx. 104.0 sq. metres (1119.7 sq. feet)  
Plus garages: approx. 14.4 sq. metres (155.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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		
<b>England &amp; Wales</b>		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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