



Stonehill Close, Appleton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Family Home
- Stunning Orangery
- Four Bedrooms
- Beautifully Modern
- Generous Driveway
- Fantastic Location
- Attractive Area
- Freehold Title
- Ample Living Space
- Lovely Garden

INTERNAL

Step through the front door into a bright and spacious hallway, setting the tone for the rest of the home. The ground floor features a generous and beautifully modern lounge filled with natural light, perfect for both relaxing evenings and entertaining guests. Adjacent is the stunning Orangery featuring French doors opening directly onto the garden, creating a seamless indoor-outdoor flow, ideal for summer living. The heart of the home lies in the stunning open-plan kitchen and dining/family area, complete with modern integrated appliances, sleek cabinetry, and a centre island. Completing this beautiful family home is the convenient WC and utility room.

Upstairs, the property offers four well-proportioned bedrooms, including a luxurious master suite with En-suite shower room. The additional bedrooms are perfect for children, guests, or home working, and are served by a stylish family bathroom with high-quality fixtures and fittings.

GARDEN

Occupying a great-sized plot, the home continues to impress with a detached double garage and a private driveway providing ample off-road parking. The landscaped rear garden is a true highlight, thoughtfully designed with a lawn, patio area, and established borders, offering a peaceful retreat and plenty of space for children to play or for al fresco dining.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 32Mb (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

Council Band: F

Tenure: Freehold

(Property tenure to be confirmed by solicitors)

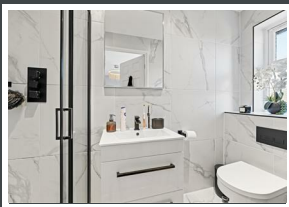
Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.

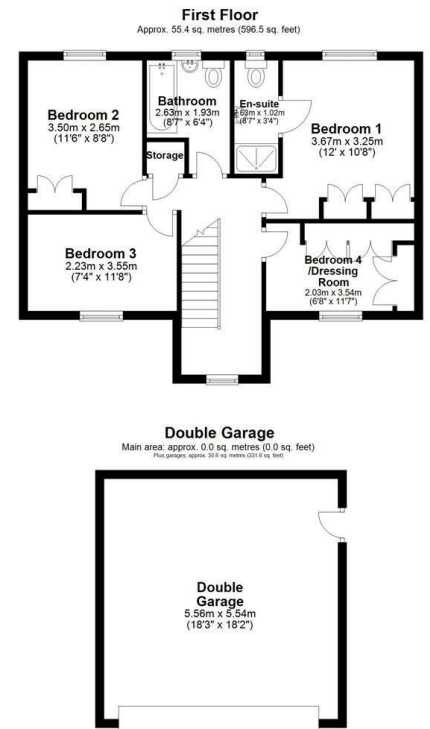
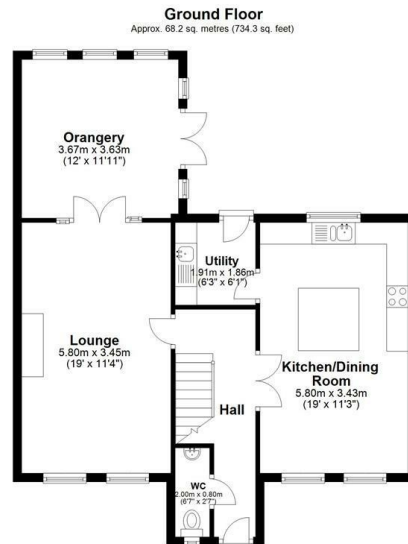




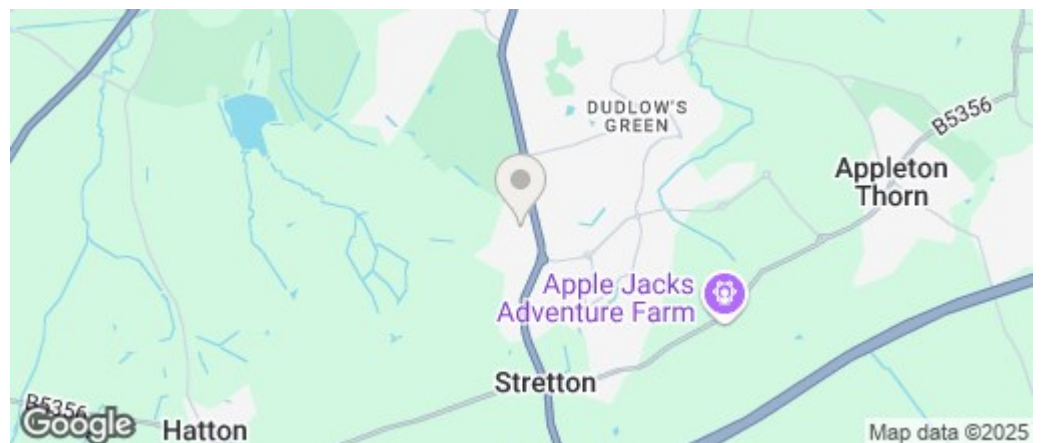


IMPORTANT NOTICE

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Main area: Approx. 123.6 sq. metres (1330.8 sq. feet)
Plus garages: approx. 30.8 sq. metres (331.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(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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Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070