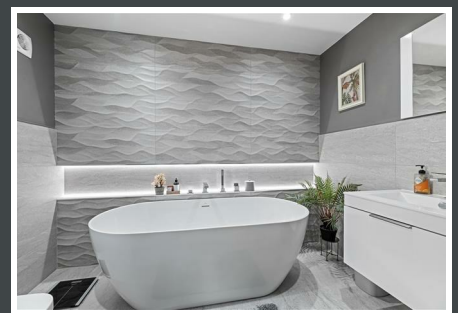




Hillside Road, Appleton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Semi Detached
- Three Bedrooms
- South Facing Garden
- Freehold
- Sought After Location
- Family Home
- Stunning Interior
- Exceptional Standard
- Countryside Walks
- Close to Local Schools

DESCRIPTION

As you step into this stunning home, you're greeted by a welcoming hallway that immediately sets the tone for what lies ahead. There are two main reception rooms, including a beautifully presented lounge featuring a charming bay window and a cosy log burner, making this an ideal space to relax and unwind. The true centrepiece of this home is the breath-taking open-plan living area.

The bespoke kitchen is finished with elegant quartz worktops, high-end integrated appliances, and a cleverly concealed pantry. Two slide-and-hide Neff oven's, and also a built-in wine cooler that is seamlessly incorporated into the central island. The spacious dining area boasts electric Velux windows, as well as double sliding doors, offering sweeping views of the garden, perfect for hosting guests. From here the kitchen naturally flows into a stylish open-plan lounge, complete with a sleek gas fire, adding warmth and style to the home.

Just off the kitchen, a generous utility room provides additional storage, an integrated freezer, and a convenient laundry cupboard. The ground floor also features a luxurious bathroom, fitted with high-quality Porcelanosa fixtures, including a freestanding bath and toilet.

Upstairs, the bright and airy landing leads to two generously sized double bedrooms and a third bedroom, along with a stylish Porcelanosa shower room. Bedroom two is enhanced by elegant fitted wardrobes, offering both form and function.



GARDEN

The generous South-facing garden has been beautifully landscaped to include spacious patio areas, making it the perfect setting for outdoor entertaining and relaxation. The layout has been thoughtfully designed to make the most of the sunlight throughout the day, creating a welcoming and versatile space for both family life and social occasions. To the front of the property, a well-kept lawn is bordered by mature shrubs and greenery, offering a sense of privacy and seclusion. There is also a gravelled driveway which provides ample parking for multiple vehicles, completing the impressive exterior of this stunning home.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 3.84m x 3.88m Lounge
- 4.37m x 5.92m Family Room
- 5.00m x 8.56m Kitchen/Dining Room
- 2.75m x 2.79m Utility Room
- 1.75m x 2.79m Bathroom
- 1.80m x 2.79m Storage

FIRST FLOOR

- Landing
- 4.05m x 3.70m Bedroom One
- 4.16m x 3.70m Bedroom Two
- 1.80m x 2.12m Bedroom Three
- 2.42m x 2.10m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (Via BT)

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

- Bridgewater High School 4 minute walk
- Stockton Heath 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 Borough Council

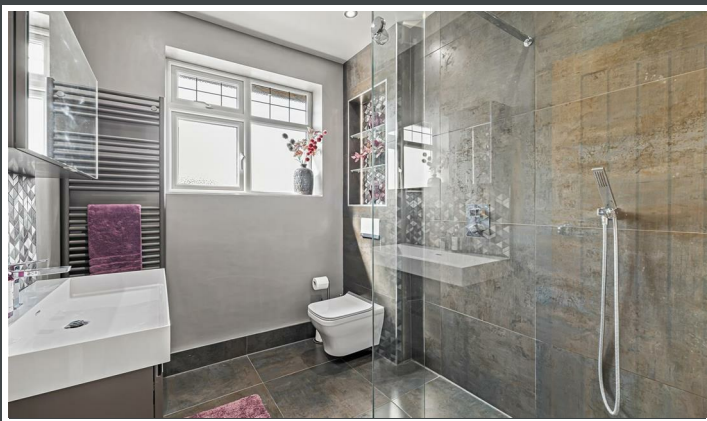
Council Band: D

Tenure: Freehold
(Property tenure to be confirmed by solicitors)

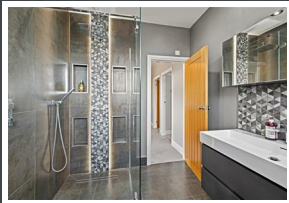
Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.





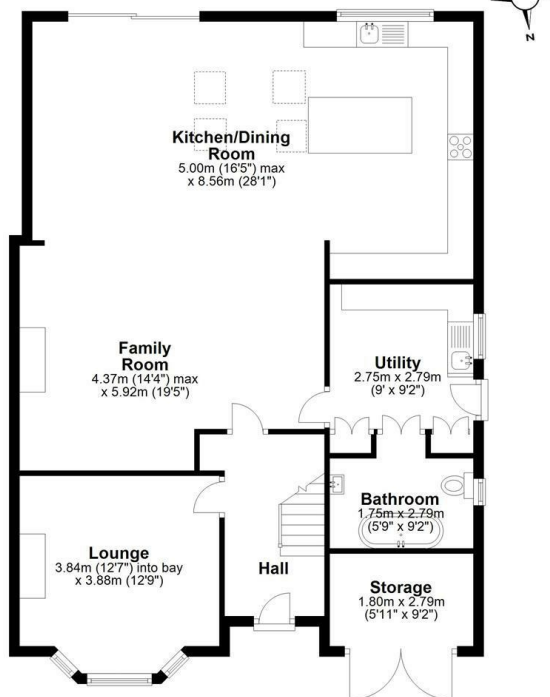




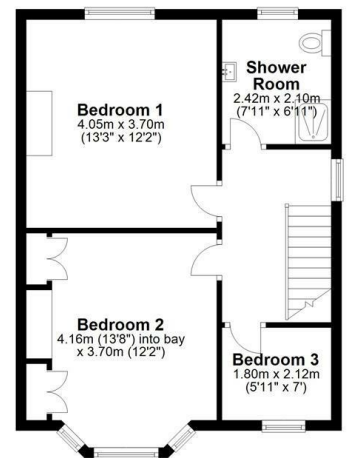
IMPORTANT NOTICE

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.

Ground Floor
Approx. 105.6 sq. metres (1136.6 sq. feet)



First Floor
Approx. 47.1 sq. metres (506.6 sq. feet)



Total area: approx. 152.7 sq. metres (1643.2 sq. feet)



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

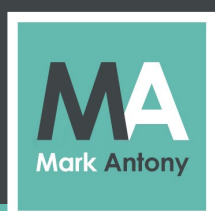
VIEWING ARRANGEMENTS

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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