



# Chartwell Gardens, Appleton Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Five Bedrooms
- Ample Storage
- Double Garage
- Freehold
- Substantial Plot
- Unique Property
- Family Home
- Driveway Parking
- Gorgeous Garden
- Sought After Location

## DESCRIPTION

A captivating, double fronted residence which occupies an enviable position in a quiet cul-de-sac in a highly sought after location of Appleton. Comprising of five, well portioned bedrooms, three reception rooms, a meticulously maintained rear garden and has the added benefit of a double garage. With lovely country walks nearby and being within walking distance to Bridgewater High school, this home is perfect for the growing family. This is an opportunity not to be missed to acquire a unique property and viewings come highly recommended.

Upon approach to this property, you are immediately drawn to the unique exterior and beautiful maintained front garden. When you enter the front door, you will be led straight into the hallway which allows access to all areas of the ground floor. The light and airy lounge offers a large front window and patio doors to the garden offering an ambience of indoor and outdoor living. The kitchen seamlessly blends into the breakfast area and utility space making this area perfect for busy family life. Completing the ground floor is a separate dining area boasting patio doors to the garden, ideal for family dinner parties. A home office space, a shower room and ample storage can be found throughout this property.

Ascending to the first floor, you are presented with five spacious bedrooms and a four-piece family bathroom. Bedroom one boasts integrated wardrobes and a fabulous En-suite bathroom.



## GARDEN

Complementing this property is the meticulously maintained rear garden which is edged with mature shrubbery and trees, making this space both private and secure. Mainly laid to lawn with a patio area, this outdoor space is the ideal place for family get togethers in the warm summer months or simply unwinding in the sunshine. To the front of the property, there is driveway parking for two cars and boasts a double garage.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 5.50m x 4.02m Lounge
- 3.13m x 3.60m Dining Room
- 3.05m x 4.50m Kitchen
- 2.35m x 2.72m Breakfast Room
- 2.35m x 1.68m Utility Room
- 2.43m x 2.61m Office
- 2.43m x 1.73m Shower Room

### FIRST FLOOR

- Landing
- 3.40m x 4.50m Bedroom One
- 2.00m x 2.82m En-suite
- 3.13m x 4.09m Bedroom Two
- 3.13m x 3.64m Bedroom Three
- 3.19m x 2.68m Bedroom Four
- 2.27m x 3.15m Bedroom Five
- 2.43m x 2.71m Bathroom



## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 500Mb (Via Virgin)

## 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 1 mile walk
  - Stockton Heath 2 mile walk
  - Warrington Town Centre 4 miles
  - Manchester Airport 15 miles via M56
  - Chester City Centre 22 miles via M56
  - Manchester City Centre 24 miles via M56
  - Liverpool City Centre 27 miles via M62
- (Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council  
**Council Band:** G  
**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.



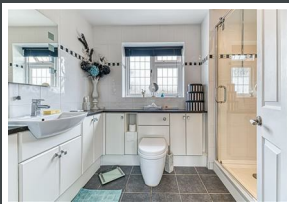






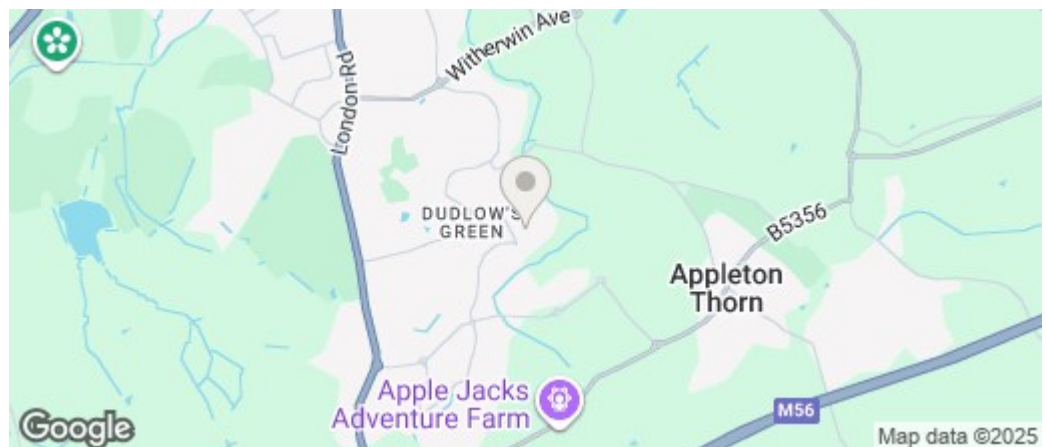
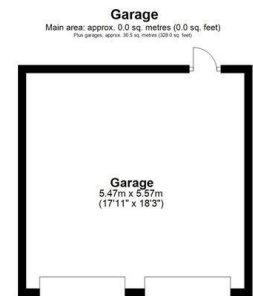
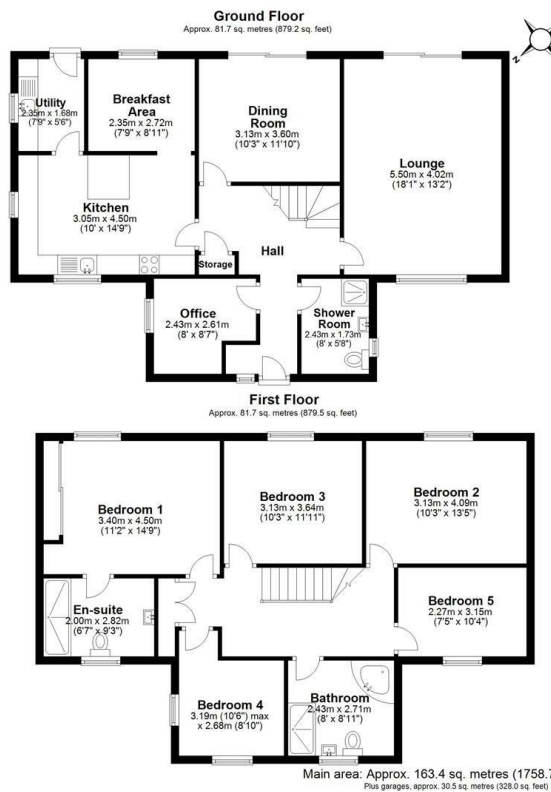






## IMPORTANT NOTICE

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	85
(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		

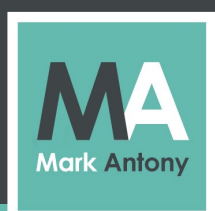
## VIEWING ARRANGEMENTS

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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