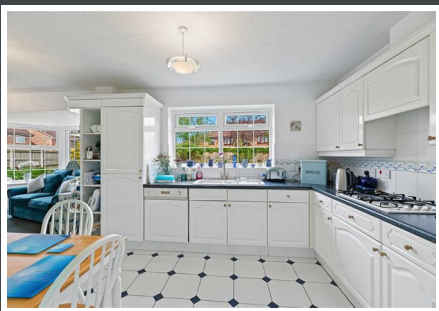




Pewterspear Green Road, Appleton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Four Bedrooms
- Superb Sized Plot
- Perfect for Families
- Fantastic Garden
- Charming Property
- Excellent Opportunity
- Ample Living Sapce
- Double Garage
- Sought-After Location

INTERIOR

Upon entering, you are greeted by a grand stairway and hallway that sets the tone for the rest of the home. The expansive lounge features a charming large brick fireplace, creating a warm and inviting atmosphere. An office space is also conveniently located on the ground floor, ideal for those who work from home. The heart of the home is the open kitchen and dining room, which is enhanced by a beautiful bay window that floods the space with natural light. From here, patio doors lead out to the marvellous private garden, perfect for outdoor gatherings or simply enjoying a quiet moment in nature. The ground floor further benefits from a separate dining room, a utility room, a WC, and additional storage.

Upstairs, the home offers four generously sized bedrooms. Bedrooms one and two each benefit from En-suite bathrooms, while bedrooms one, two, and three include built-in wardrobes, offering excellent storage throughout.

GARDEN

The property is set on a superb plot with a gated entrance, offering both privacy and security. The expansive rear garden is a true highlight, providing a tranquil retreat for relaxation and recreation. Additionally, a double garage offers convenient parking for multiple vehicles.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.49m x 3.99m Lounge
- 3.68m x 3.39m Dining Room
- 4.36m x 6.94m Kitchen/Dining Room
- 2.57m x 2.69m Office
- 1.50m x 2.69m Utility Room
- 1.77m x 1.26m WC

FIRST FLOOR

- Landing
- 5.71m x 3.99m Bedroom One
- 1.77m x 2.31m En-suite
- 4.08m x 3.68m Bedroom Two
- 1.77m x 1.69m En-suite
- 3.46m x 3.39m Bedroom Three
- 2.68m x 2.77m Bedroom Four
- 1.68m x 3.28m 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

- Stockton Heath 2 miles
- Warrington Town Centre 4 miles
- Chester City Centre 21 miles via M56
- Manchester Airport 22 miles via M56
- Manchester City Centre 22 miles via M56
- Liverpool City Centre 23 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)

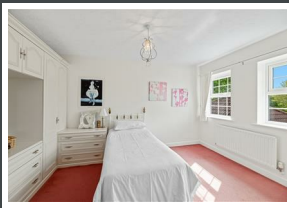
Contents, Fixtures and Fittings

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



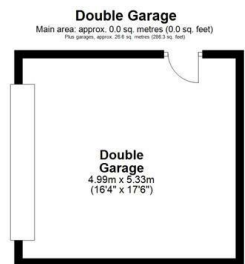
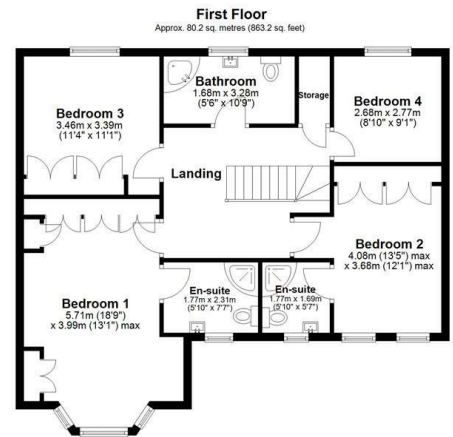
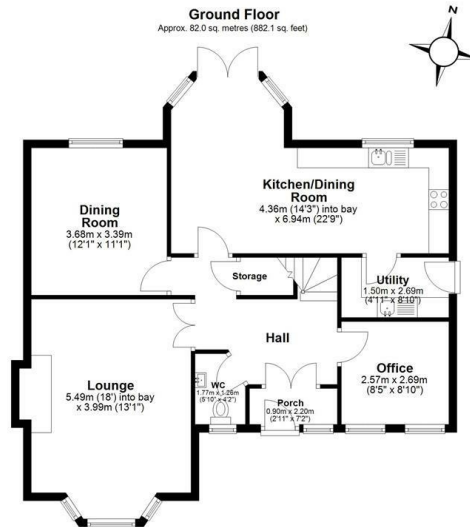




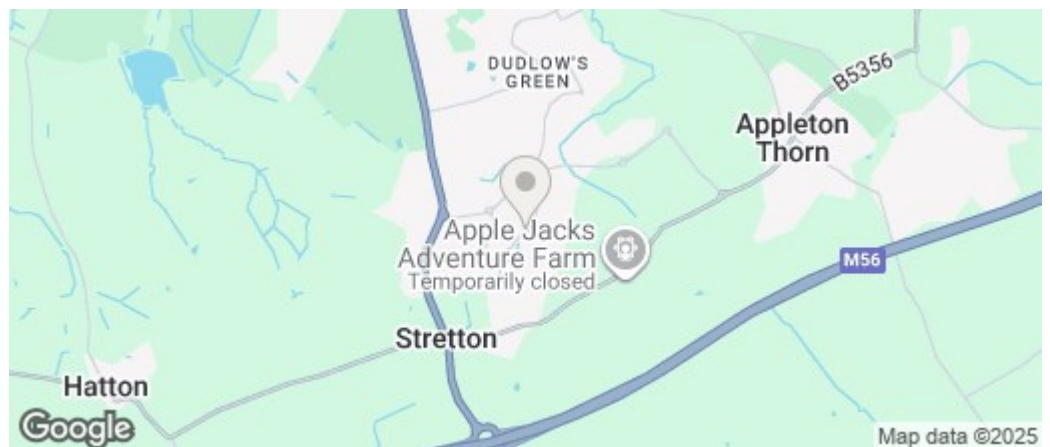


IMPORTANT NOTICE

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.



Main area: Approx. 162.1 sq. metres (1745.3 sq. feet)
Plus garages, approx. 26.6 sq. metres (286.3 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		
EU Directive 2002/91/EC		78
England & Wales		66

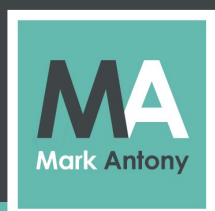
VIEWING ARRANGEMENTS

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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82 London Road, Stockton Heath, Warrington, Cheshire, WA4 6LE
Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070