



Highfield Avenue, Appleton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Dormer Bungalow
- Sought-After Location
- Driveway Parking
- Garage
- Close To Schools
- Four Bedrooms
- Spacious Rear Garden
- Corner Plot
- Close To Amenities
- Spacious Living

INTERIOR

Nestled in the highly sought-after location of Appleton, this charming four-bedroom dormer bungalow offers the perfect combination of generous living space with comfort and style. Set on a generous corner plot, the property boasts a welcoming entrance hall that flows seamlessly to all areas of this home. The spacious light filled lounge is situated to the front of the property and provides the perfect setting for family relaxation. The well-appointed kitchen is fitted with quality units and free-standing appliances, complemented by a handy utility room offering additional storage and laundry space. The ground floor benefits from a conservatory currently acting as a dining area that offers the perfect setting for family meals and charming views of the rear garden. The ground floor features two generous double bedrooms, including one with a contemporary en-suite, while the first floor hosts the remaining bedrooms along with a stylish three-piece family bathroom.

GARDEN

The property boasts a stunning, generously sized rear garden offering complete privacy and tranquillity. Beautifully maintained with lush lawns and mature trees, it provides the perfect space for outdoor dining, family play, or quiet relaxation. A sun-drenched patio area makes entertaining effortless, while the expansive grounds create a true haven away from the everyday.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (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

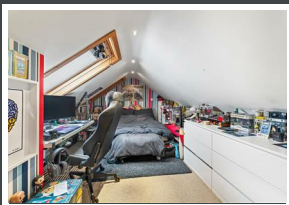
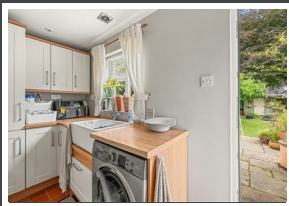
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

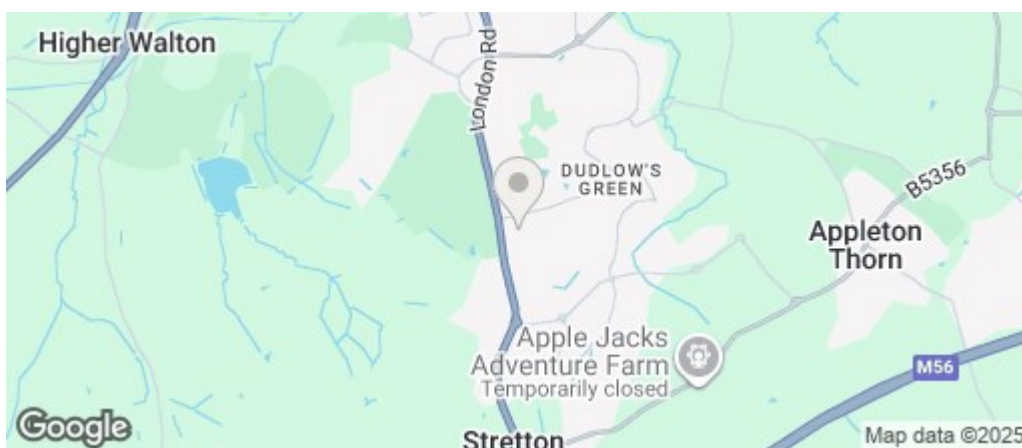
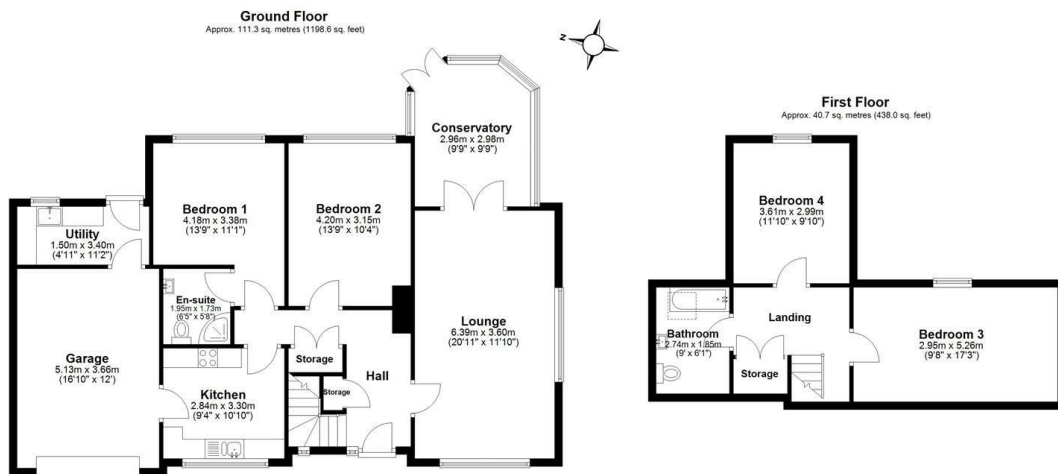
Items may be available under separate negotiation.





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.



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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