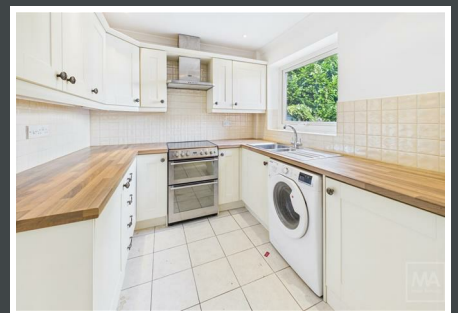
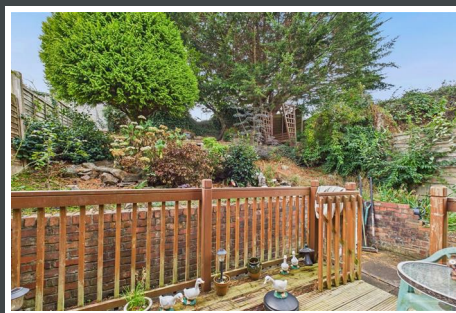




Greenfields Avenue, Appleton Warrington,



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Two Bedroom
- No Onward Chain
- Desirable Location
- Family Home
- Close To Local Schools
- End Terrace
- Freehold Title
- Private Garden
- Driveway Parking
- Close To Local Amenities

INTERIOR

Upon entering the property, you're welcomed by a charming entrance hall that effortlessly connects to each spacious and character-filled room within. Following the natural flow of the home, the journey begins in the well-appointed kitchen, an idyllic setting to prepare comforting meals after a long day. Next, step into the inviting living room where generous natural light pours in, creating a warm and airy atmosphere. From here, enjoy seamless access to the delightful garden, perfect for relaxing or entertaining outdoors.

Heading upstairs, you'll discover two generously-sized bedrooms, each offering a peaceful retreat ideal for rest and relaxation. Completing the upper floor is the conveniently located family bathroom, thoughtfully designed for comfort and ease.

GARDEN

At the rear of the property lies a generously sized garden—perfect for sun-soaked family gatherings, outdoor entertaining, and making cherished memories.

A private driveway adds to the property's appeal, offering everyday convenience and the reassurance of secure off-street parking

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: B

Tenure: Freehold

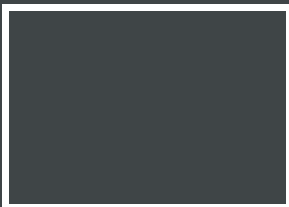
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

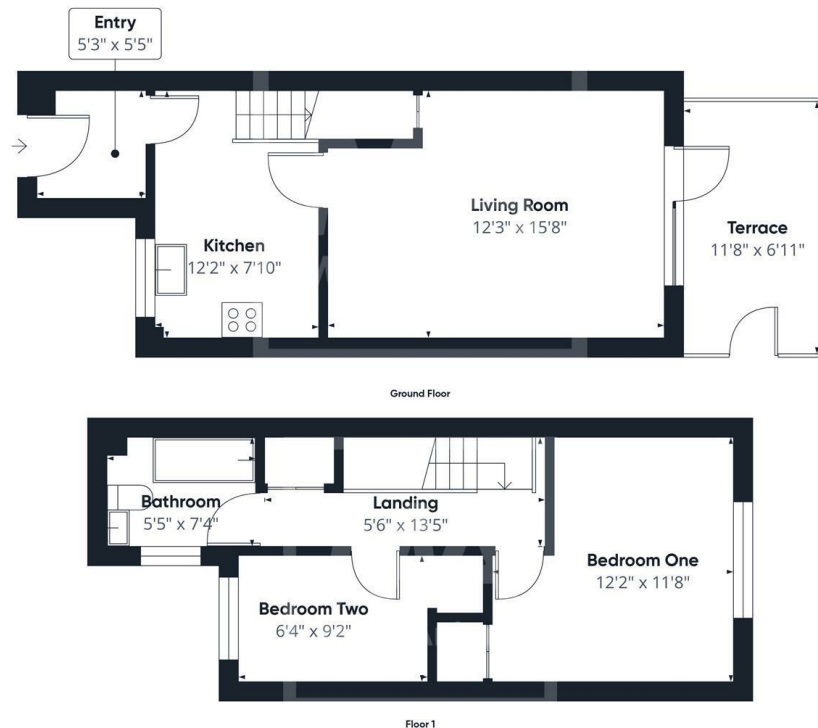
Items may be available under separate negotiation.





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.

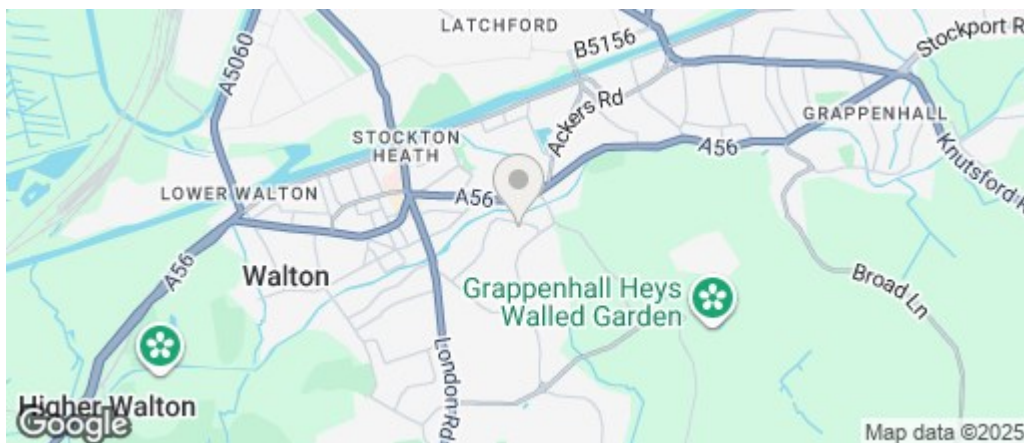


Approximate total area⁽¹⁾
610 ft²
Balconies and terraces
82 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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	
		79
	63	

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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