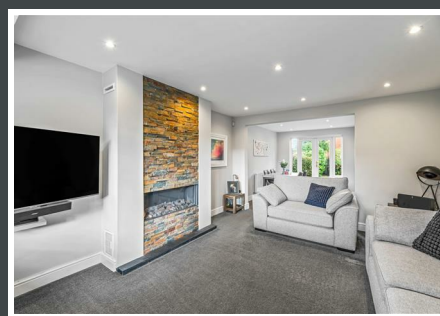
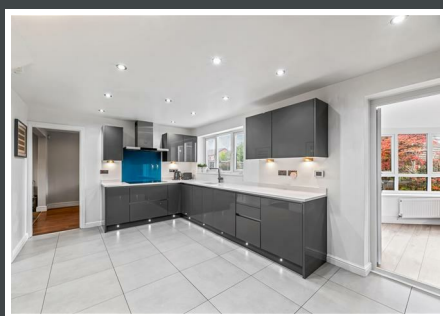




Teddington Close, Appleton Warrington,



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Family Home
- Freehold Title
- No Onward Chain
- Modern Kitchen
- Fantastic Location
- Four Double Bedrooms
- Private Driveway
- Spacious Garden
- Versatile Living Space
- Modernised Interior

INTERNAL

The heart of the home is a modern kitchen with high quality fittings and integrated appliances, complemented by a utility room and a boot room for added convenience for busy families. Multiple reception areas include a cosy lounge with a beautifully bright bay window and a standout feature fire wall, creating the perfect setting for family evenings. The separate dining room is ideal for entertaining and is complimented by the welcoming family room overlooking the large and private garden. Completing the downstairs is a dedicated home office perfect for remote working, an additional study or multifunctional room, access into the integral garage and a convenient WC.

Upstairs this spacious property offers four double bedrooms, serviced by both a family bathroom and an En-suite to bedroom one. Both bathrooms have been thoughtfully upgraded offering modern fixtures and fittings with a stylish finish.

GARDEN

Outside, the property enjoys excellent driveway parking and a garage, ensuring ample space for vehicles and storage. The private rear garden offers a wonderful outdoor retreat, with a generous lawn and patio area perfect for summer entertaining, children's play, or simply unwinding after a busy day.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via Virgin)



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

Council Band: F

Tenure: Freehold

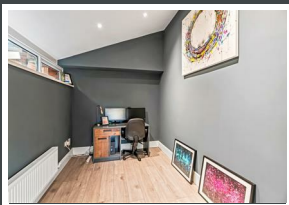
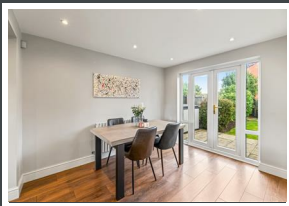
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

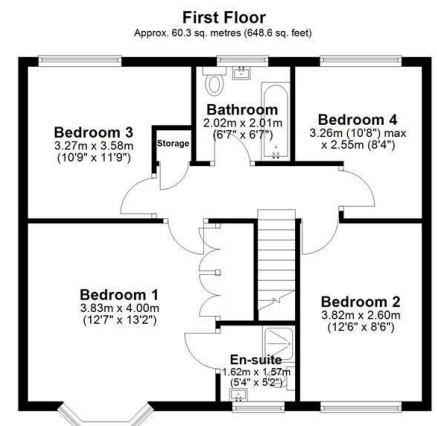
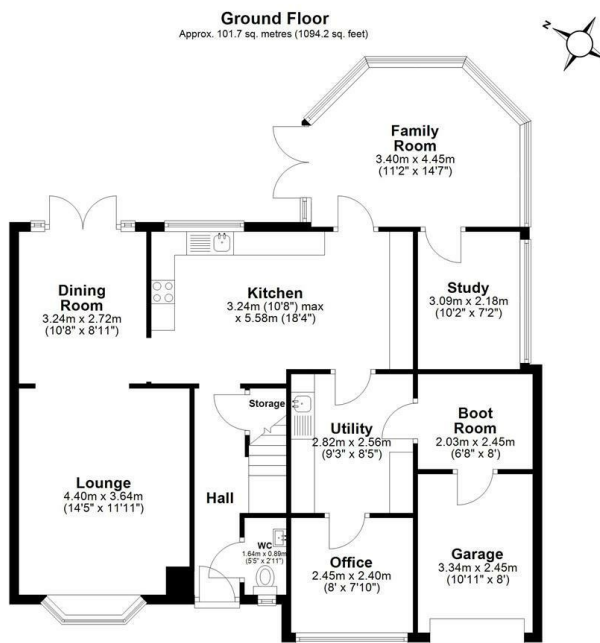
Items may be available under separate negotiation.



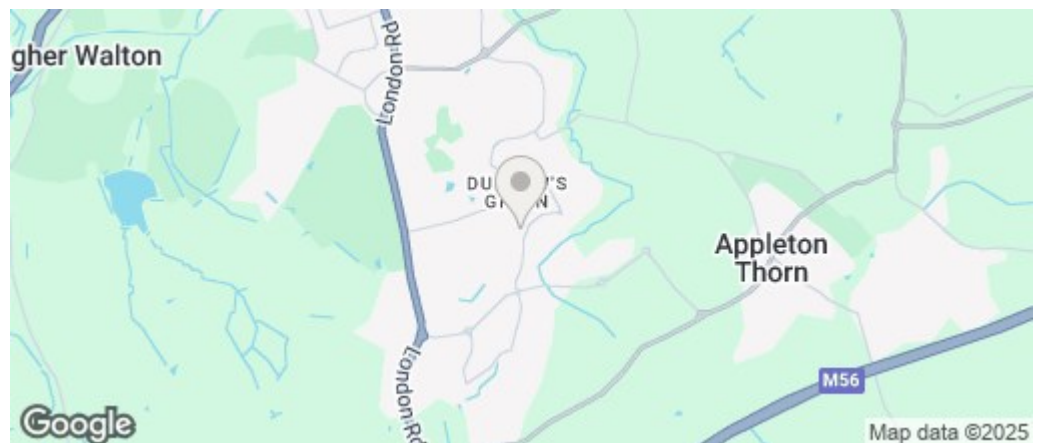


IMPORTANT NOTICE

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.



Total area: approx. 161.9 sq. metres (1742.8 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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