



Goldspur Close, Appleton

Semi Detached Home • Sought-After Location • Driveway Parking • Move In Ready • Bright and Airy Throughout
 • Newly Upgraded Garden • Three Storey • Tranquil Green Outlook • Close To Amenities • Close To Schools



Mark Antony
 SALES & LETTING AGENTS



INTERIOR:

We are proud to bring to the market this charming three-bedroom semi-detached family home, ideally positioned within a highly sought-after neighbourhood. The property enjoys a tranquil green outlook, offering a private yet well-connected residential setting. Entry to the property is granted via the hallway, providing easy access to all areas of this home. Situated to the front of the home, you will find a spacious lounge featuring a beautiful bay window. This room is flooded with natural light and provides the perfect setting for evening relaxation. Adjacent to the lounge, you will find a spacious kitchen/diner, sleek and stylish, featuring integrated appliances, ample storage and pleasant views of the rear garden – this bright and functional space is ideal for everyday cooking and family living. The ground floor concludes with a handy WC. Ascending the staircase to the first floor, you will find two well-proportioned bedrooms and a modern three-piece family bathroom. Occupying the top floor is an impressive principal suite, offering excellent privacy, generous space, and the benefit of a luxury en-suite bathroom. Externally, the home enjoys a well-maintained rear garden overlooking green space, creating a



GARDEN:

This private garden features a well-maintained lawn bordered by raised wooden planters, adding greenery and structure. A paved patio area offers comfortable outdoor seating, perfect for relaxing or entertaining. A charming, painted wooden shed provides additional storage or workspace, while a small picnic bench adds a family-friendly touch.

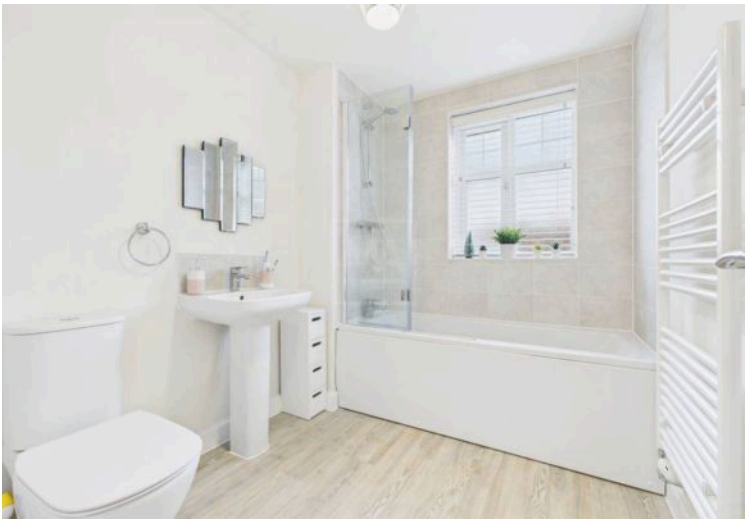


LOCATION:

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:

- › Council Tax band: D
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: B





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Approximate total area^m
1012 ft²
Reduced headroom
33 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

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

GIRAFFE360

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

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



Note: 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 to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase, we advise you to contact us 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 representation of fact.



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