



## Bridge Lane, Appleton Warrington, Cheshire



mark antony  
SALES & LETTING AGENTS



## HIGHLIGHTS

- No Onward Chain
- Family Bathroom
- Abundance of Space
- Semi Detached
- Three Bedrooms
- Close to Local Schools
- Large Driveway
- Open Plan Living
- Prime Location
- Sleek Kitchen



## DESCRIPTION

Benefiting from no onward chain this wonderful home boasts an abundance of living space and a modern kitchen. Being within a short distance to the local outstanding schools of the highly regarded area of Appleton, this home is perfect for the growing family.

Access into the bright and airy home is via a welcoming and spacious hallway leading through to the open plan living area. From here you are able to access the sleek kitchen, utility room, downstairs toilet and the garden. To the first floor you are presented with three spacious bedrooms along with the main bathroom.

## GARDEN

Sitting on a generous plot this garden is mostly laid to lawn and boasts a wonderful patio area which is perfect for the warm summer nights and family get togethers. To the front of the property there is a large driveway which is suitable for multiple cars.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall 3.05m x 1.93m
- Lounge 6.22m x 4.21m
- Kitchen 3.07m x 3.00m
- Utility Room 2.68m x 1.64m
- WC 0.79m x 1.64m
- Hallway 7.50m x 0.88m

### FIRST FLOOR

- Landing
- Bedroom One 3.74m x 3.50m
- Bedroom Two 2.76m x 3.78m
- Bedroom Three 2.41m x 2.71m
- Bathroom 1.74m x 2.36m

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 108Mb (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.

## DISTANCES

- |                              |                  |
|------------------------------|------------------|
| • Stockton Heath             | 15 minute walk   |
| • Grappenhall Walled Gardens | 15 minute walk   |
| • Warrington Town Centre     | 2 miles          |
| • Manchester Airport         | 15 miles via M56 |
| • Chester City Centre        | 22 miles via M56 |
| • Manchester City Centre     | 24 miles via M56 |
| • Liverpool City Centre      | 28 miles via M62 |



## GENERAL INFORMATION

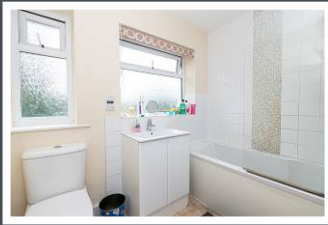
**Local Authority:** Warrington Borough Council  
**Council Tax Band:** B  
**Tenure:** Freehold  
(to be confirmed by Solicitors.)

### Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.

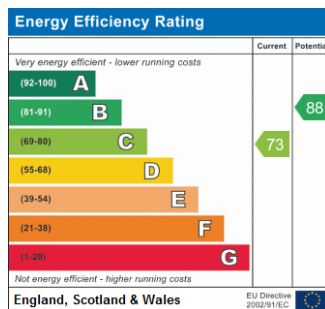
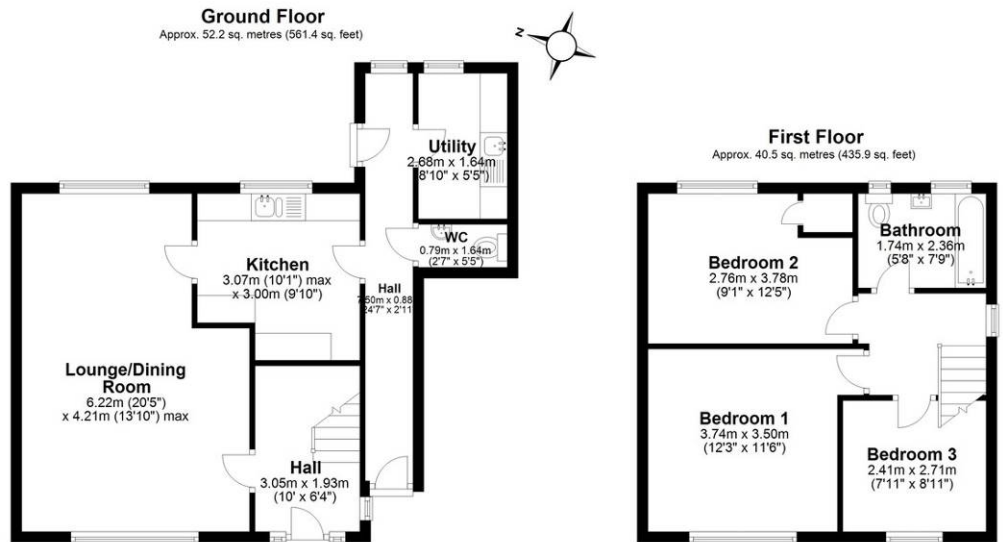






### IMPORTANT NOTICE:

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.



### VIEWING ARRANGEMENTS

Viewing is strictly by appointment only  
Please call **01925 267070** to arrange.

### OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



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