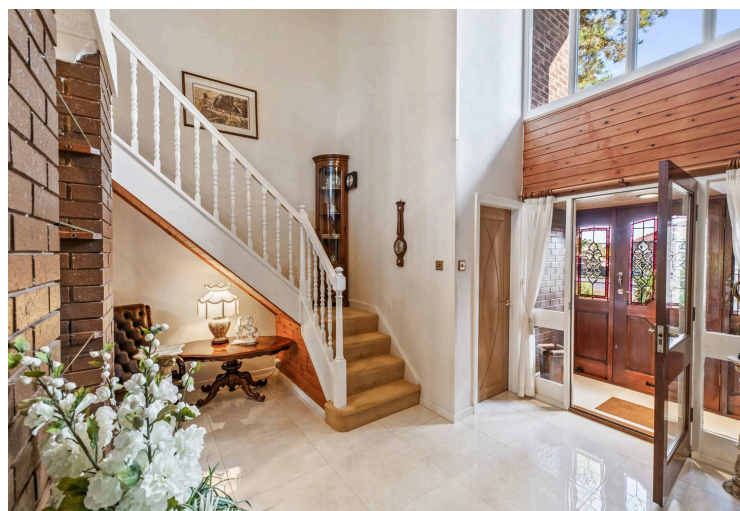




London Road, Appleton Warrington, Cheshire

Impressive Four Bedroom Home • Four Generous Reception Rooms • Secure Driveway With Double Garage • Positioned in a Highly Desirable Area • Fantastic Plot Size • Potential to Develop • The Ideal Family Home • Large Entrance Hallway • Generous Wrap Around Garden



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Welcome to market this exceptional home offering complete privacy, situated in one of Warrington's most desirable locations in Appleton. This impressive four-bedroom home provides generous and versatile living accommodation, on a beautifully proportioned secluded plot and presents a rare opportunity to secure a home with both immediate appeal and significant long-term value.

Accessed via an impressive entrance hallway, the home immediately sets the tone for the scale found throughout. Flowing naturally from this space is a versatile dining room that leads into the beautifully appointed lounge, featuring a bay window that floods the room with natural light, alongside a feature fireplace and French doors leading to the rear garden.

Continuing through the home lies a generous kitchen, fitted with ample storage and worktop space. Seamless connection to the breakfast room provides access for everyday dining and entertaining.



To the rear of the property sits a large conservatory with high ceilings and windows that flood the room with natural light all whilst enjoying gorgeous garden views. Completing the ground floor is a convenient W.C, large utility as well as internal access to the double garage.

To the first floor, you will find four generously proportioned bedrooms. The principal bedroom benefits from built in wardrobes and a luxurious en-suite. Bedrooms three and four also feature fitted wardrobes. Completing this floor is an additional storage space alongside a four piece bathroom suite.



EXTERIOR

The property is approached via an attractive, sweeping driveway, providing ample off-road parking and leading to a detached double garage. The front of the house is beautifully framed by mature trees, established hedging and an abundance of colourful shrubs and planting, creating a private and welcoming setting. The rear garden offers a delightful combination of manicured lawns, established borders and mature planting, creating a peaceful and private outdoor space. Paved pathways wind through the garden, leading to a charming garden summerhouse, ideal for relaxing. With its generous lawn, thoughtfully landscaped borders and secluded feel, this lovely garden provides an ideal setting for outdoor entertaining, gardening or simply unwinding in the sunshine.



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.

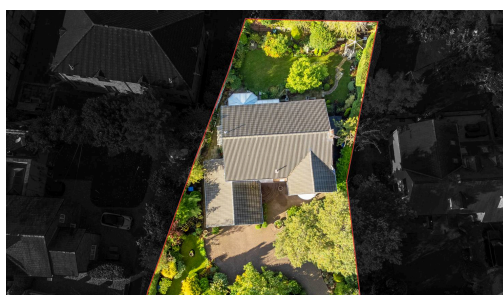


GENERAL INFORMATION

Council Tax band: G

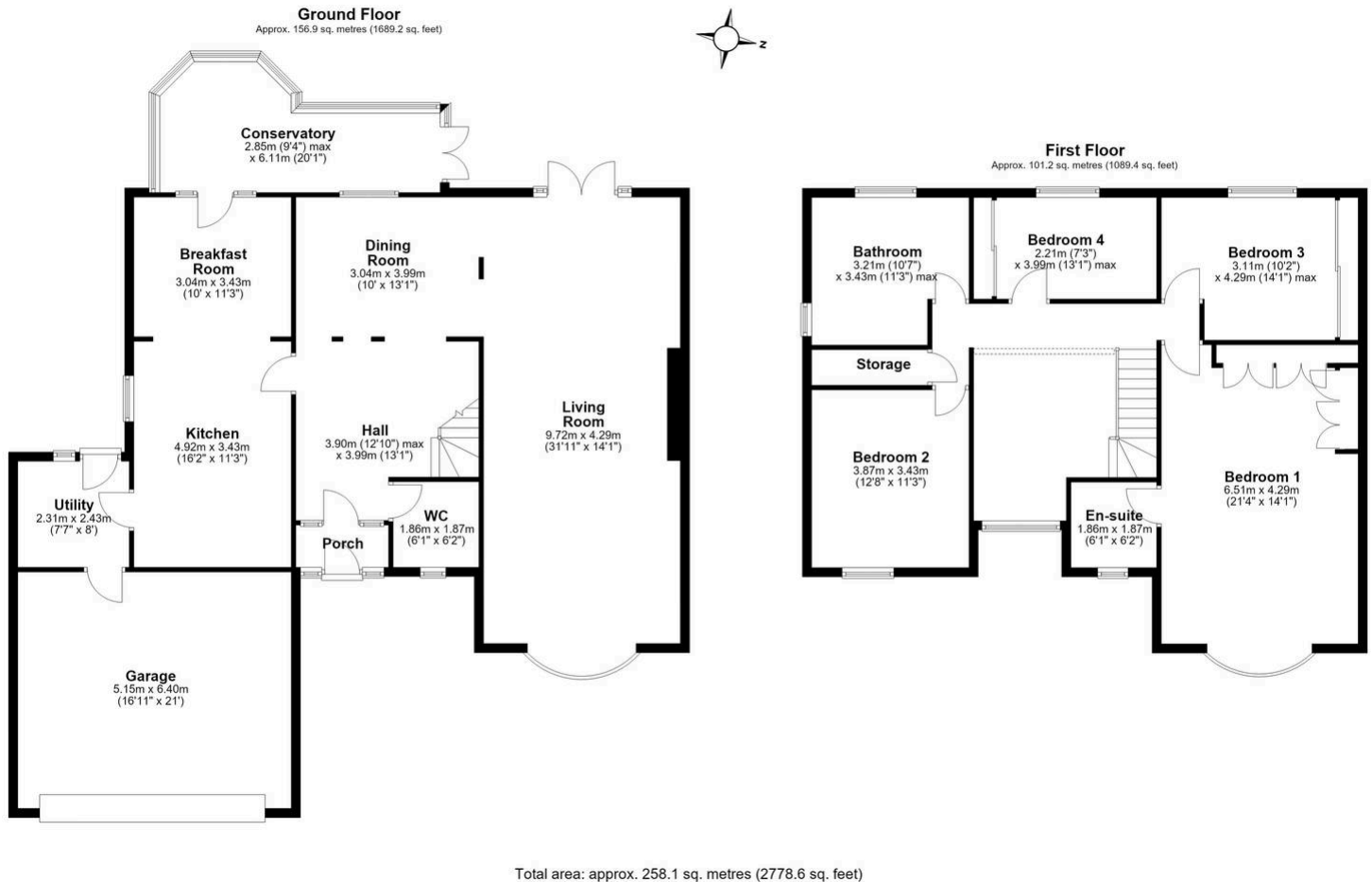
Tenure: Freehold

EPC Energy Efficiency Rating: C









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.