



Petersham Drive, Appleton Warrington, Cheshire

Detached • Freehold Title • Four Bedrooms • Private Rear Garden • Integrated Double Garage • Excellent Location • Modern Kitchen And Separate Utility • Close To Local Amenities • Two Bathrooms And W.C • Ample Parking



Mark Antony
SALES & LETTING AGENTS



INTERIOR

The property is welcomed by a bright and airy entrance hallway, leading through to a generous open-plan lounge and dining area, beautifully enhanced by an abundance of natural light from the double-aspect windows. Continuing through the home, a separate family room provides a versatile additional living space, with convenient access to the modern kitchen. The kitchen is fitted with a sleek range of cabinetry, offering ample storage and generous worktop space, alongside a range of integrated appliances. The ground floor is further complemented by a separate utility room, convenient WC and internal access to the integrated double garage.

Upstairs, the property offers four well-proportioned bedrooms. Bedroom three benefits from built-in storage, while the spacious principal bedroom features fitted wardrobes and its own en-suite shower room. The remaining bedrooms are well served by a three-piece family bathroom, completing the first floor.



EXTERIOR

The property enjoys a generous and private South facing rear garden, predominantly laid to lawn and framed by mature borders, established shrubs and a wealth of greenery. A paved patio area provides an ideal space for outdoor seating and entertaining, while a charming garden bench creates a peaceful spot to relax and enjoy the surroundings. The enclosed garden offers a good degree of privacy and a pleasant outlook, making it a versatile outdoor space for families and keen gardeners alike. To the front, the property benefits from ample off road parking, low maintenance front garden and access to the integrated double garage.



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.

Council Tax band: F

Tenure: Freehold

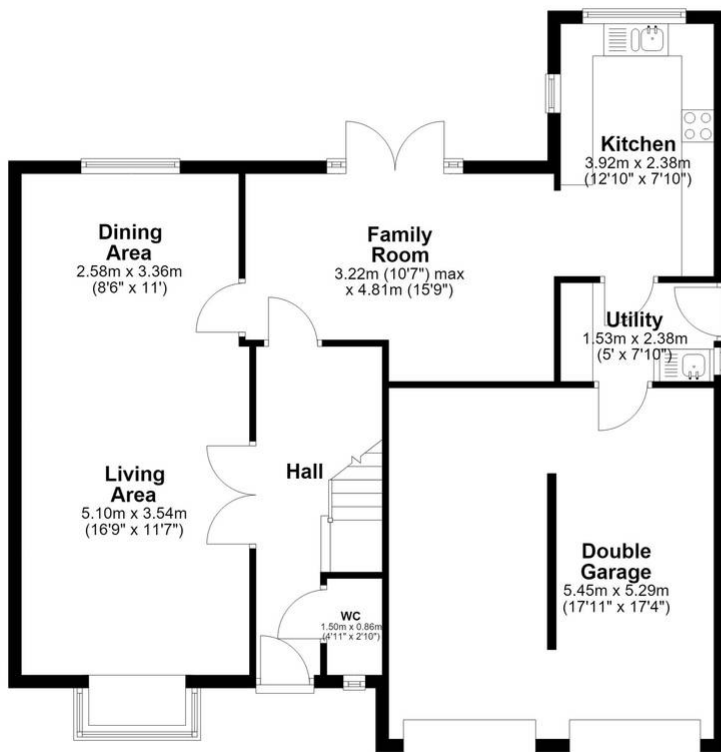
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



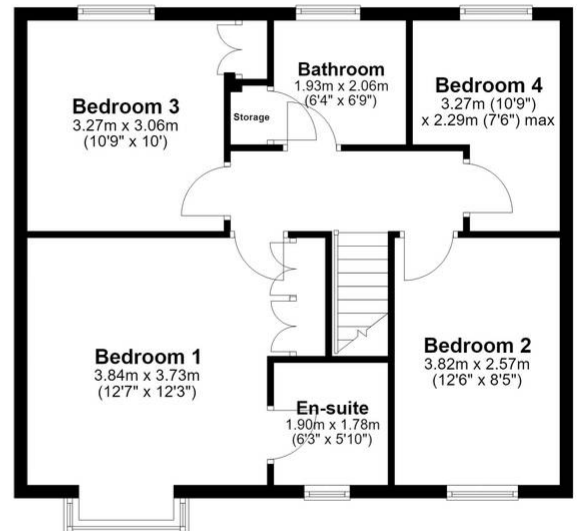
Ground Floor

Approx. 96.1 sq. metres (1034.3 sq. feet)



First Floor

Approx. 60.0 sq. metres (645.7 sq. feet)



Total area: approx. 156.1 sq. metres (1680.1 sq. feet)

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.