



## Stonehill Close, Appleton

Warrington, Cheshire

Detached Home • Four Bedrooms • Perfect for Families • Stunning Kitchen • Three Reception Rooms • Attractive Garden • Double Garage • Close to Schools • Sought After Location • Great Motorway Links



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

Upon entering, a welcoming hallway provides access to all areas of the home and benefits from a convenient WC. The generous lounge features double front-facing windows and French doors opening onto the garden, allowing natural light to flood the space and offering ample room for both relaxation and entertaining.

The modern, well-appointed kitchen overlooks the beautifully maintained garden and also enjoys French door access, making it ideal for alfresco dining. Adjacent is the dining room, perfectly suited to busy family mealtimes and entertaining guests. Completing the ground floor are a fully serviced utility room and a second reception room, ideal for use as a home office.

Upstairs, the property offers four spacious bedrooms. The principal bedroom provides a true retreat, complete with fitted wardrobes and an ensuite bathroom. Bedroom two also features fitted wardrobes and enjoys views over the garden. The upgraded family bathroom offers comfort and convenience for all members of the household.



## GARDEN

The beautifully landscaped garden offers a tranquil outdoor retreat, ideal for both relaxation and entertaining. A well-designed patio provides the perfect setting for alfresco dining and summer barbecues. The double garage offers secure parking for two vehicles, along with additional storage space. An expansive driveway provides ample off-road parking and easy access, all within the privacy and security of gated entry.



## LOCATION

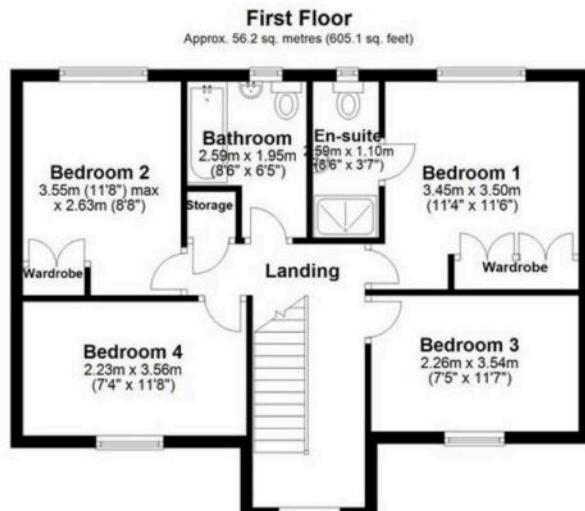
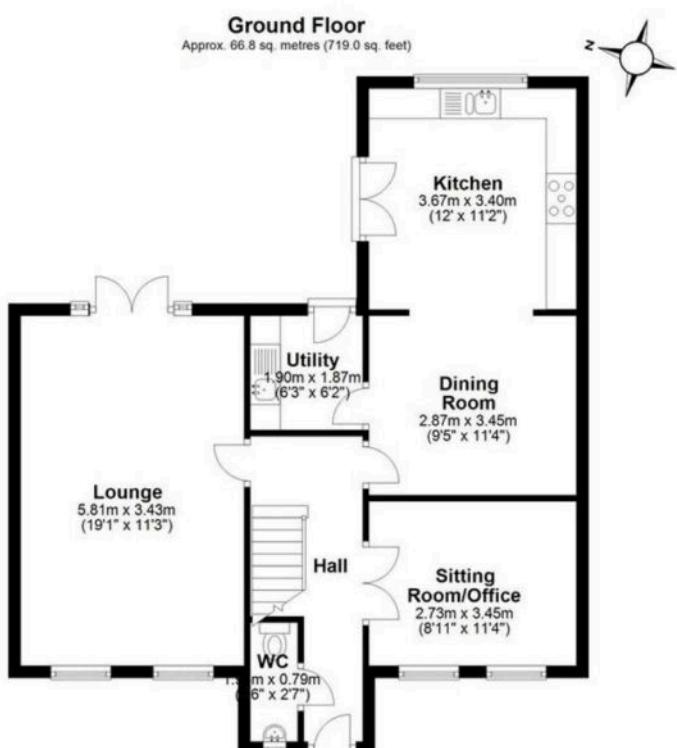
Appleton is a leafy suburb neighbouring Stockton Heath and on the scenic boundary of Walton Hall Gardens. The area was first listed in the Domesday Survey of 1086 under the name 'Epeltune' which translates to 'the tun where the apples grew.' Within walking distance is an area known locally as Hillcliffe, 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.

## GENERATION INFORMATION

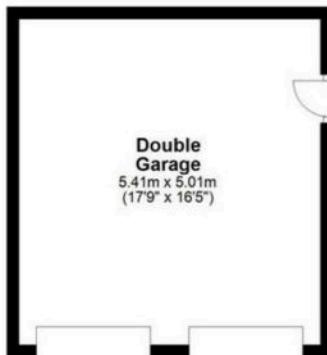
- Council Tax band: E
- Tenure: Freehold
- EPC Energy Efficiency Rating: D







**Detached Double Garage**  
 Approx. 27.1 sq. metres (291.7 sq. feet)



Total area: approx. 150.1 sq. metres (1615.8 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.

**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.

