



## Barshaw Gardens, Appleton Warrington

Detached Home • Perfect for Families • Four Generous Bedrooms • Ample Living Space • Excellent Potential •  
Fantastic Floorplan • Substantial Plot • Double Garage • Wonderful South Facing Garden • Sought After  
Location



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR:

Upon entering, you are welcomed into a wide and inviting hallway, providing access to all ground-floor rooms. The well-dimensioned living room extends the full length of the house, creating a spacious yet cosy environment for family life and entertaining. A log burner adds warmth and character, complemented by patio doors opening onto the garden.

The kitchen serves as the heart of the home, offering ample storage and workspace, with an adjoining utility room for added convenience. A separate dining room provides a dedicated space for family meals, while a home office caters perfectly to working from home or study. The layout is practical and well-planned, ideal for family life.

Upstairs, the first floor comprises four generous bedrooms, each benefiting from large windows that allow natural light to flood the rooms. The spacious master bedroom boasts a luxurious en-suite, including a bath, shower, and toilet.



Three further generous bedrooms include one with its own en-suite shower and toilet, complemented by a main family bathroom with a large walk-in shower and toilet. Large windows throughout the home fill every room with natural light, creating a bright and welcoming atmosphere.

## GARDEN:

The property sits on a substantial plot, featuring a generously sized south-facing garden, offering plenty of space for outdoor family life and the potential to extend the home further, if desired. A double garage provides secure parking and additional storage, while the driveway to the front accommodates multiple vehicles, enhancing the practicality and appeal of this detached family home.

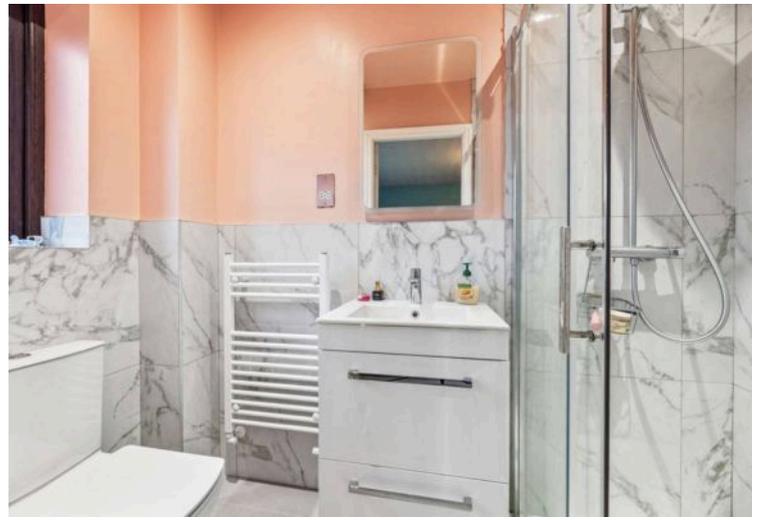
- › Solar PV Installation with Feed-In-Tariff - please contact the office for further details!

## LOCATION:

Appleton is a leafy suburb neighbouring Stockton Heath, set on the scenic boundary of Walton Hall Gardens. First recorded in the Domesday Survey of 1086 under the name 'Epeltune', meaning "the settlement where the apples grew," the area blends historic character with modern family living. Appleton is home to a golf club, leisure centre and a range of family-friendly pubs, and is served by short airport distances, highly regarded primary and secondary schools, many within walking distance, and offers an abundance of local walks and green spaces, reinforcing its reputation as a prime residential area for families.

## GENERAL INFORMATION:

- › Council Tax band: F
- › 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.