



## Pewterspear Lane, Appleton Warrington

Four Generous Bedrooms • Fantastic Plot • Perfect for Families • Ample Living Space • Charming Property  
• Freehold Title • Garage • Driveway Parking • Superb Sized Garden • Sought-After Location



**Mark Antony**  
SALES & LETTING AGENTS



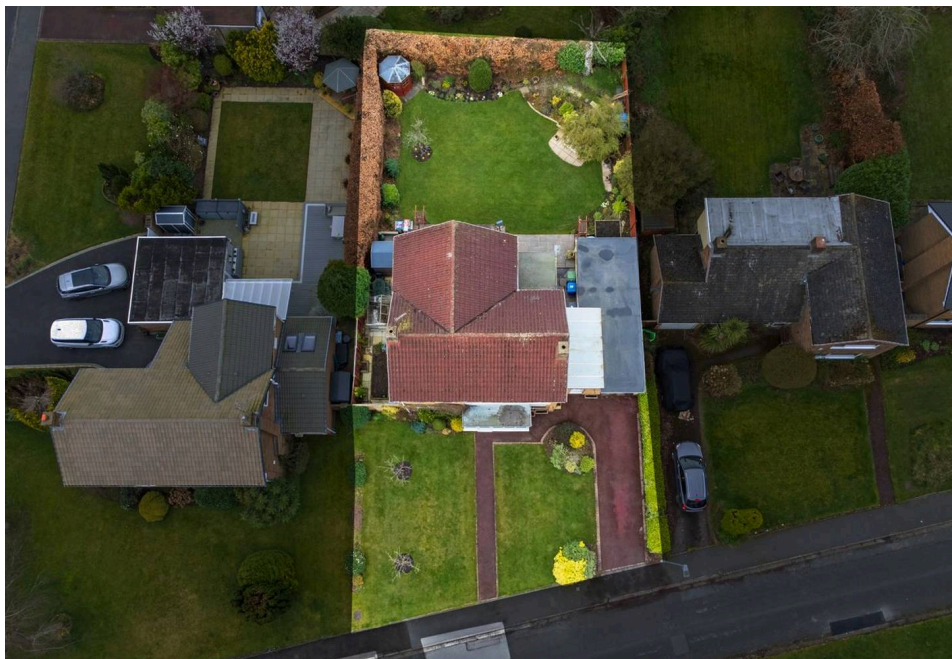


## INTERIOR

Entry into this charming property is via the porch, where glass windows and doors allow natural light to set the tone. Following the natural flow of the home, you are welcomed by an inviting entrance hall that leads to a generously proportioned lounge, providing an ideal space for relaxing or entertaining guests. From here, there is a seamless flow into the family room and dining room.

The family room features patio doors spanning the length of the room, offering beautiful views of the garden and creating a perfect place to unwind. The well-appointed kitchen/breakfast room is a great size and provides access to the utility room, which in turn leads to the garage, offering ample storage throughout. Completing the ground floor is a convenient WC.

Upstairs, the first floor is home to four generously sized bedrooms. Bedroom one benefits from an en-suite bathroom, while the remaining three bedrooms share a well-presented family bathroom equipped with a bath.



## GARDEN

The property sits on a fantastic plot and boasts a generous, private rear garden that has been well maintained. Mainly laid to lush lawn, the garden features a beautiful patio area leading directly from the patio doors, creating an ideal space for outdoor dining and relaxation. The garden is bordered by mature plants and shrubbery, with peaceful spots to sit back and enjoy the beauty of the surroundings. Tucked around the corner of the house is a small greenhouse, perfect for those with green fingers.

To the front, the garden is equally attractive, with a well-kept lawn divided by a path leading to the entrance of this charming home. Driveway parking is also available.

## 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: F
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: D







**Ground Floor**  
Approx. 131.1 sq. metres (1410.9 sq. feet)



**First Floor**  
Approx. 72.1 sq. metres (776.6 sq. feet)



Total area: approx. 203.2 sq. metres (2187.5 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.