



Chessington Close, Appleton Warrington

Detached Property • Perfect for Families • Four Spacious Bedrooms • Gorgeous Interior • Ample Living Space
• Sleek Kitchen • Modern Standard • Stylish En-Suite • Generous Garden • Desirable Location



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SALES & LETTING AGENTS

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ME!



INTERIOR

Entry into this stunning home is via a welcoming hallway, featuring sleek under-stairs storage that seamlessly blends into the décor. The lounge is positioned at the front of the property and boasts a beautiful large bay window, allowing an abundance of natural light to flood the space. The dining room flows effortlessly from the lounge, creating a wonderful sense of connectivity throughout the ground floor.

At the heart of the home lies the impressive kitchen/breakfast room, finished to an exceptional standard with sleek, modern styling throughout. The kitchen is fitted with high-quality cabinetry, contemporary fittings, and a striking breakfast bar, perfectly suited to modern family living. It further benefits from top-of-the-range integrated Neff and Bosch appliances, as well as a 4-in-1 instant hot water tap, adding both convenience and luxury. The kitchen is complemented by a separate utility room and a convenient ground-floor WC.



All four bedrooms are generously proportioned, providing comfortable accommodation for the whole family. The master bedroom features gorgeous, fully fitted built-in wardrobes spanning the length of the wall, along with a stylish En-suite. The family bathroom is equally well appointed, offering modern fixtures and fittings.

GARDEN

Externally, the property benefits from a generous garden, ideal for play, relaxation, and entertaining. It features a well-maintained lawn and a patio area, perfect for summer barbecues or al fresco dining. The property also offers a private driveway providing off-road parking for multiple vehicles, along with an integrated double garage that offers additional storage or workshop space. Additionally there is an electric vehicle charging point is conveniently located on the side of the house.



LOCATION

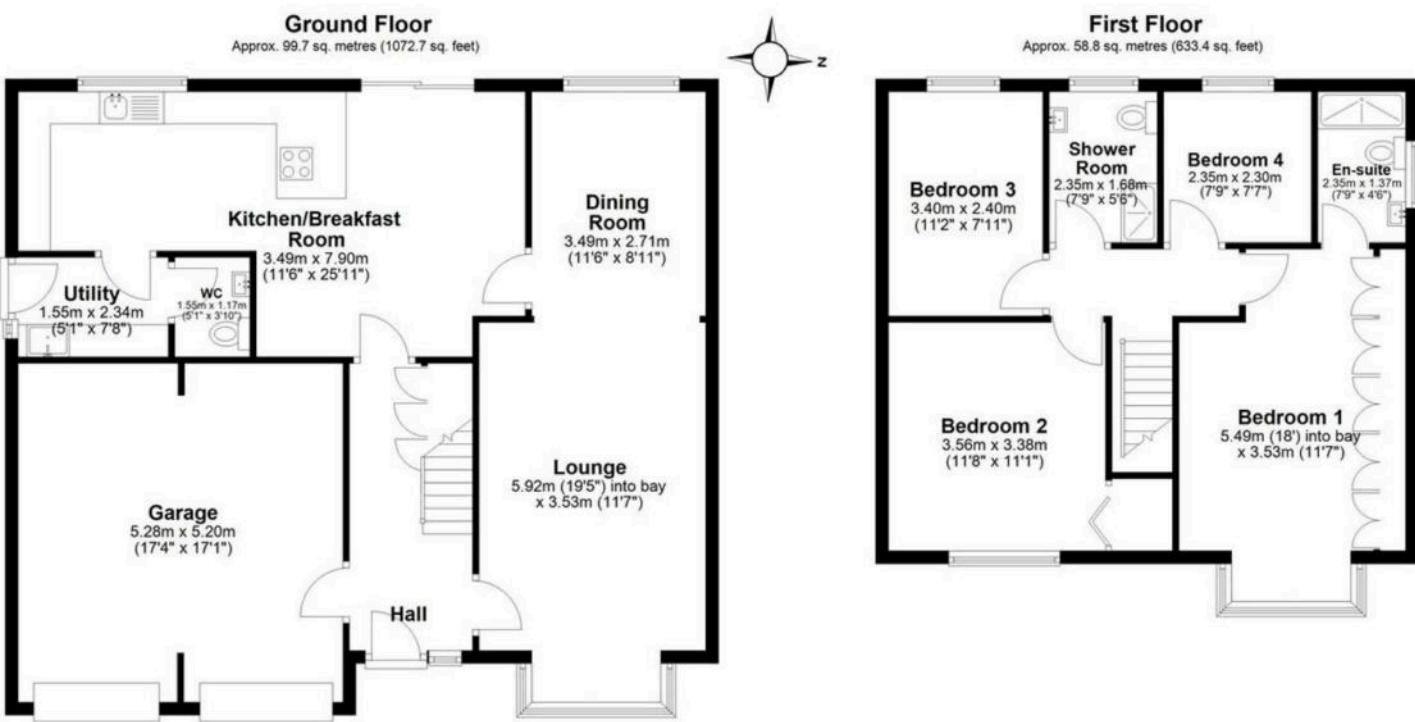
Appleton is a leafy suburb neighbouring Stockton Heath and on the scenic boundary of Walton Hall Gardens. The area was first listed in the Domesday Survey of 1086 under the name 'Epeltune' which translates to 'the tun where the apples grew.' Within walking distance is an area known locally as Hillcliffe,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







Total area: approx. 158.5 sq. metres (1706.1 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.

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.

