



## Camberley Heath Drive, Appleton Warrington

Three Bedrooms • Driveway Parking • Sought After Location • Stunning Low Maintenance Garden • Light And Airy Throughout • Close To Local Amenities • Freehold • Beautifully Presented • Ideal Family Home • Two Bathrooms



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

Upon entering this delightful home, you are welcomed by a bright and inviting hallway that sets the tone for the space beyond. The hallway offers ample built-in storage along with a convenient ground-floor WC, perfectly suited to everyday family living. Flowing naturally from here, the open-plan kitchen and dining area is positioned to the left and is bathed in natural light, featuring contemporary fittings and a welcoming atmosphere. This space is ideal for preparing home-cooked meals and enjoying quality time together as a family. To the opposite side of the ground floor, the spacious lounge provides a comfortable and relaxing retreat, perfect for unwinding at the end of the day.

Ascending the stairs, the first floor hosts three generously sized bedrooms. The principal bedroom benefits from a private en-suite, creating a peaceful haven for the occupier. The remaining two bedrooms are served by a well-appointed family bathroom, while Bedroom Two also enjoys the added convenience of integrated wardrobes.



## GARDEN

To the rear of this charming home lies a beautifully balanced garden, combining patio space with well-kept greenery—perfect for family gatherings, outdoor dining, and soaking up the summer sunshine. The property further benefits from a private driveway and a garage, providing excellent parking and storage solutions.

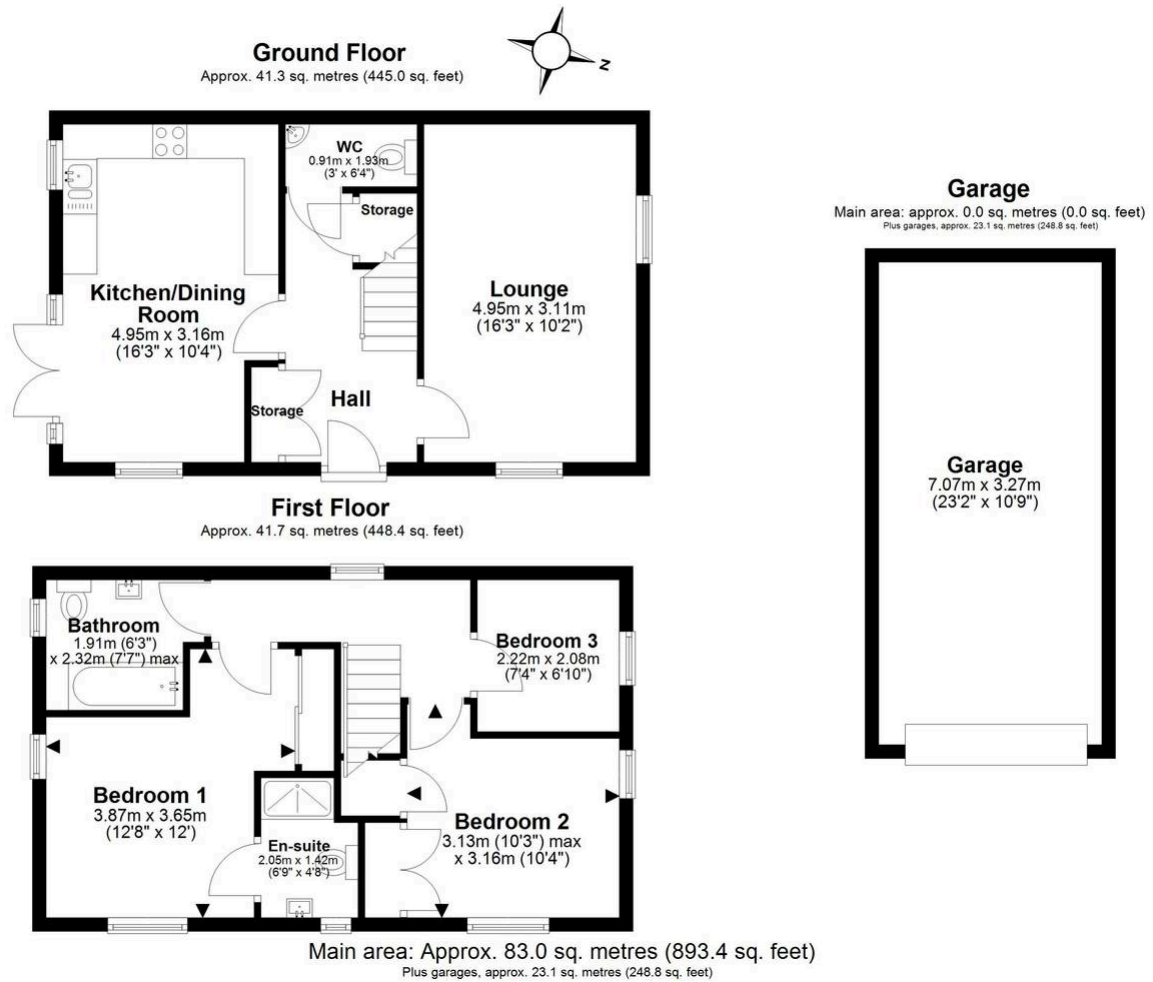
## LOCATION

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: D
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: B





### 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.