



## Gala Close, Appleton Warrington

Detached Home • Perfect for Families • Four Generous Bedrooms • Two En-Suite's • Modern Interior  
• Open Plan Living • South Facing Garden • Move In Ready • Driveway Parking • Desirable Location

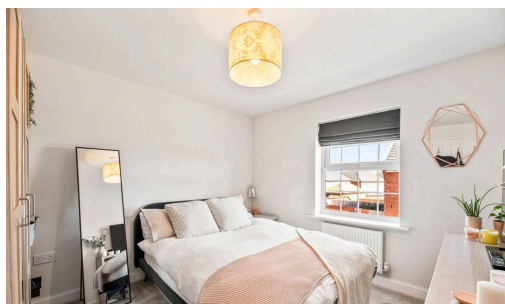


**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

This impressive four-bedroom detached home presents an exceptional opportunity for families seeking spacious, modern living in a highly desirable location. The property welcomes you with a stylish entrance hall that leads into a bright and spacious lounge. Featuring a gorgeous bay-fronted window, this room is flooded with natural light and offers a separate space to relax and unwind. At the heart of the home is the open-plan kitchen/dining area, complete with a modern, contemporary kitchen, sleek worktops, and integrated appliances. This space seamlessly connects to the dining area, where patio doors open out to the garden, perfect for family meals or entertaining guests. The first floor comprises bedrooms one and two, with the principal bedroom benefiting from a private En-Suite and dressing room. A contemporary family bathroom, complete with a bath and overhead shower, serves the remaining bedroom on this level. The second floor is home to bedrooms three and four, with bedroom three also enjoying the convenience of its own En-Suite.



## GARDEN

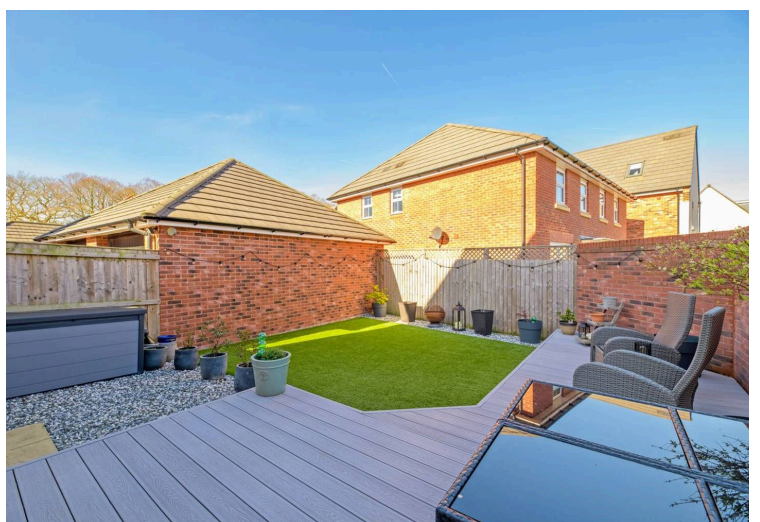
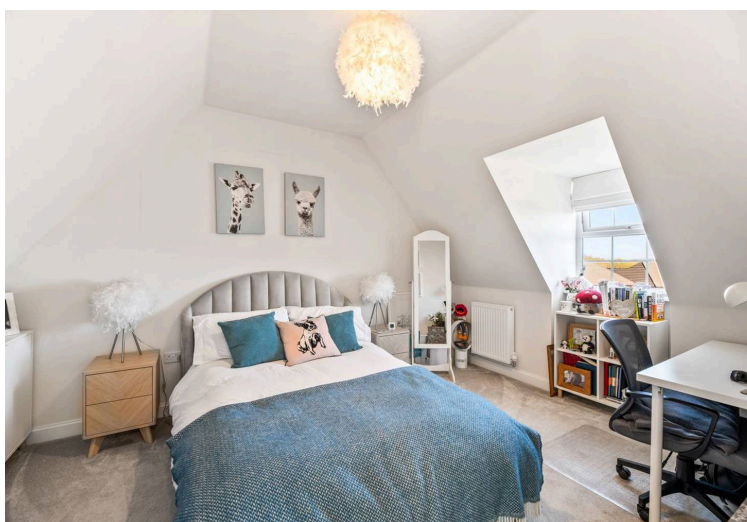
This exceptional property continues to impress with a well-maintained, south-facing garden. The outdoor space is thoughtfully designed, featuring a lush artificial and an elegant patio area, ideal for outdoor dining and entertaining during the warmer months. Additionally, the property offers a garage and driveway providing parking for multiple vehicles, conveniently located at the rear of the home. On-street parking is also available for visitors.

## 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.

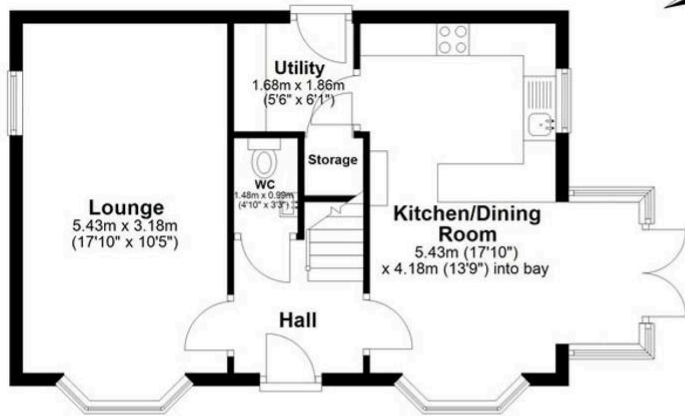
## GENERAL INFORMATION

- › Council Tax band: F
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: B



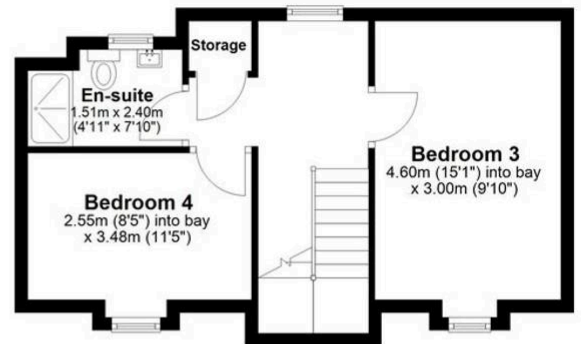
### Ground Floor

Approx. 48.3 sq. metres (519.6 sq. feet)



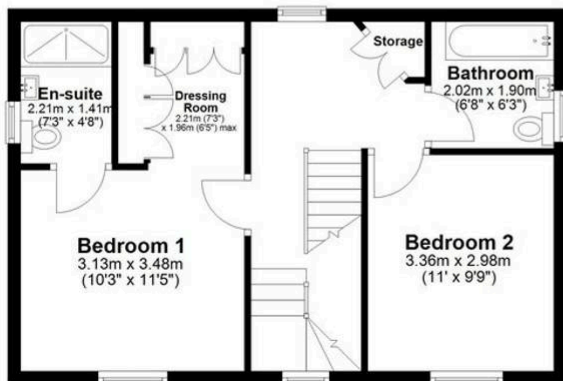
### Second Floor

Approx. 36.1 sq. metres (388.6 sq. feet)



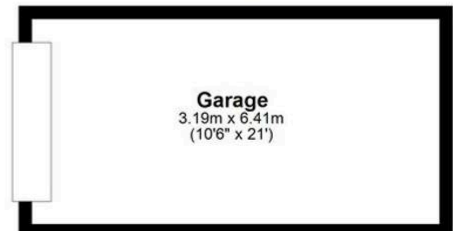
### First Floor

Approx. 45.4 sq. metres (488.2 sq. feet)



### Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
 Plus garages: approx. 20.4 sq. metres (220.1 sq. feet)



Main area: Approx. 129.7 sq. metres (1396.5 sq. feet)  
 Plus garages, approx. 20.4 sq. metres (220.1 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.