



Ashford Drive, Appleton

Three Bedrooms • Two Bathrooms • Bright and Airy Throughout • Low Maintenance Gardens • Great Access to Local Walking Trails • Sunny and Private Outlook • Separate Garage and Driveway • Large Garden Room • Close To Schools and Local Amenities • Freehold Title

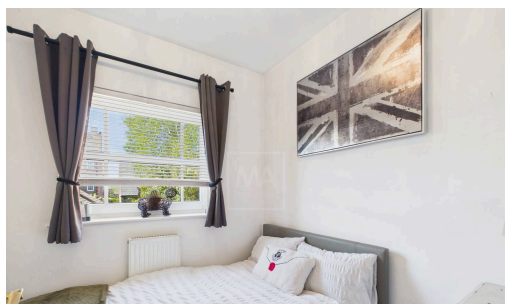


Mark Antony
SALES & LETTING AGENTS



INTERIOR:

Entry to the property is via a welcoming hallway, providing access to all areas of the home. Throughout, the property enjoys a bright and airy atmosphere, enhanced by large windows that flood the living space with natural light. To the rear, the spacious lounge/diner offers a versatile setting, with ample room for both comfortable seating and a dining table, making it ideal for everyday living and entertaining. This inviting space flows seamlessly into the charming garden room, which further enhances the sense of light and openness. With its glazed panels and garden views, the garden room acts as a natural extension of the living area, creating a warm and relaxing environment to enjoy all year round. The open connection between these spaces provides excellent flexibility, whether hosting guests or spending time with family, while maximising both light and usable living space. The kitchen exudes a sleek and modern feel, featuring stunning dual white cabinets and complementary quartz worktops that create a clean and contemporary finish.



This stylish space is well-equipped with integrated appliances, ensuring both practicality and a streamlined look. A separate breakfast bar area provides the perfect spot for casual dining adding to the kitchen's versatility and everyday appeal. The ground floor concludes with a handy WC. Upstairs, you will find three well-proportioned bedrooms offering comfortable accommodation for family. Bedroom One acts as the master suite and offers a private En-Suite bathroom adding a sense of luxury to this space, the room is further enhanced by built in double wardrobes. The remaining bedrooms are complemented by a stylish family bathroom finished to a high standard.

GARDEN:

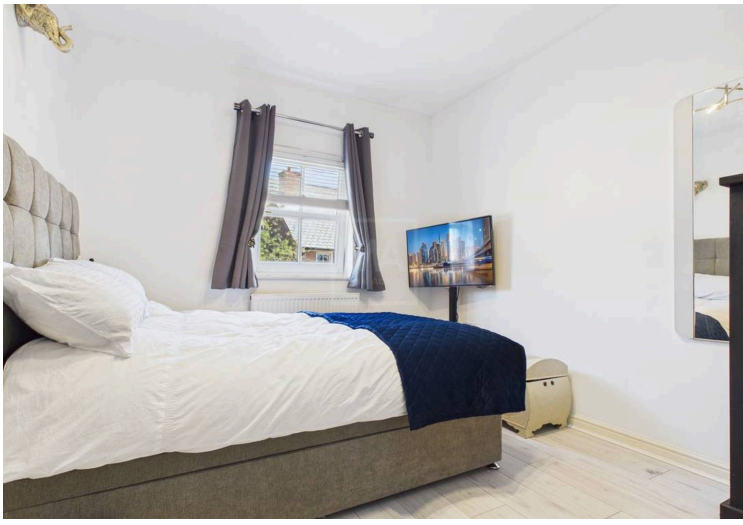
To the rear of the property, you will find a spacious and private south facing garden, offering plenty of greenery to enjoy. The garden benefits from well-maintained, lush lawns and a raised patio area, perfect for al fresco dining and family entertaining.

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: tbc





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Approximate total area⁽¹⁾
1055 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.



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