



Beamish Close, Appleton Warrington

No Onward Chain • Four Bedrooms • Family Home • Open Plan Living • Light And Airy • Two Bathrooms
• South Facing Garden • Conservatory • Driveway Parking • Desirable Location



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SALES & LETTING AGENTS



INTERIOR

As you enter, a welcoming hallway provides access to all rooms. To the left, a bright and spacious lounge with a bay window fills the room with natural light, creating a perfect space to relax. This flows into a versatile dining area, currently open-plan, and continues through to a light-filled conservatory, ideal for both relaxing and entertaining.

To the right of the hallway is an additional reception room, currently used as a home office, offering flexibility to suit your needs. The well-proportioned kitchen features integrated appliances and space for a breakfast area, along with a practical utility room and a convenient downstairs WC.

Upstairs, there are four generously sized bedrooms. The master bedroom benefits from a modern en-suite, while the remaining three bedrooms offer comfortable accommodation. A stylish family bathroom completes this attractive home.



GARDEN

To the rear of the home sits a generous garden that beautifully combines lush greenery with a practical patio area, perfectly suited to modern family living. With its desirable south-facing aspect, the space enjoys sunlight throughout the day, ideal for making the most of the warmer months. The property also offers an additional lawned area to the side, further enhancing the sense of space and luxury.

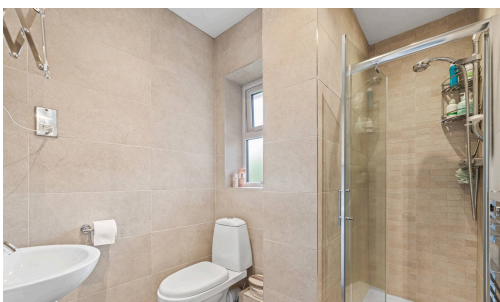
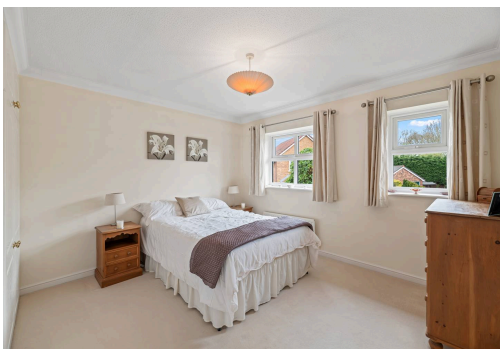
Set within a quiet cul-de-sac, the home features an attractive front garden that adds to its kerb appeal, while a convenient driveway and garage provide valuable extra parking and storage, offering both practicality and peace of mind.

LOCATION

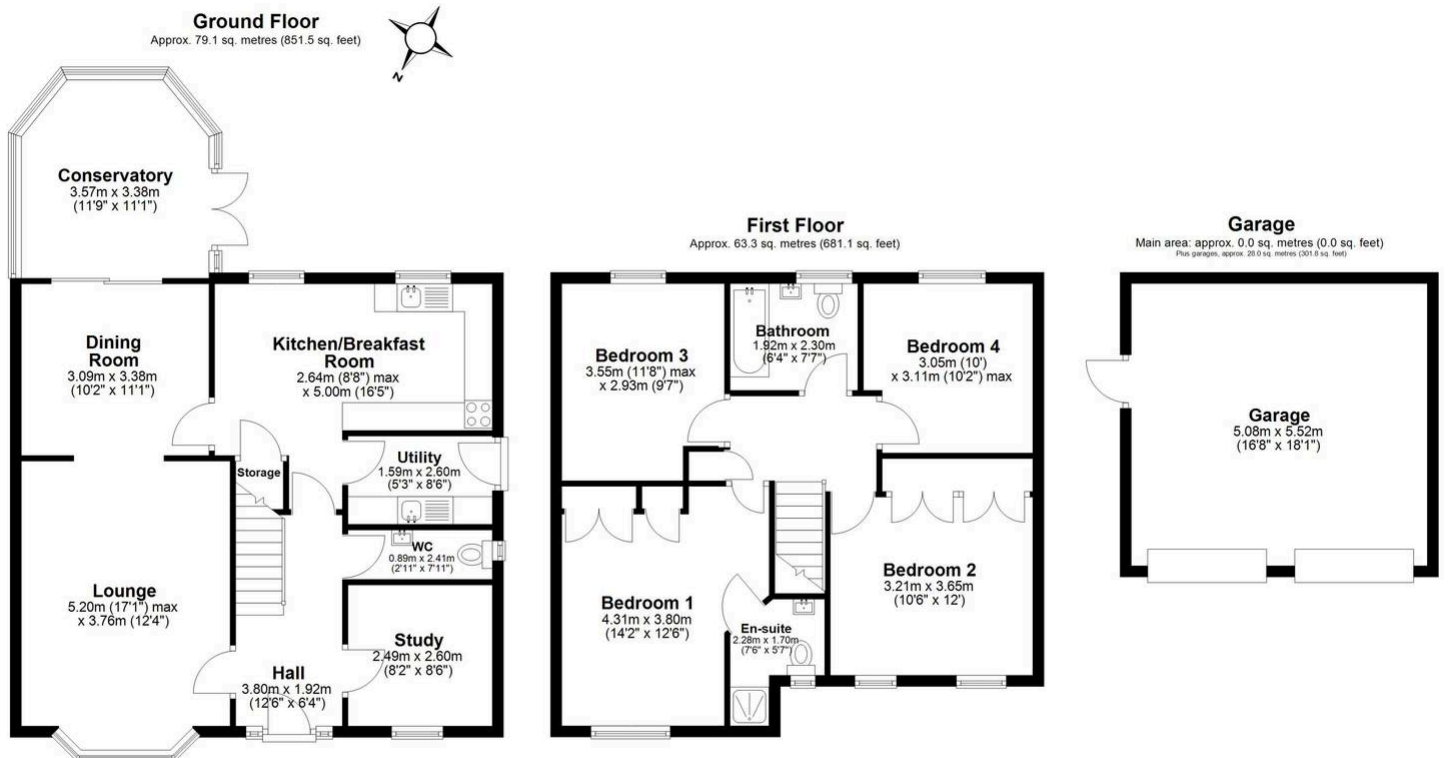
Appleton is a leafy suburb neighbouring Stockton Heath and on the scenic boundary of Walton Hall Gardens. The area was first listed in the Domesday Survey of 1086 under the name 'Epeltune' which translates to 'the tun where the apples grew.' Within walking distance is an area known locally as Hillcliffe,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







Main area: Approx. 142.4 sq. metres (1532.6 sq. feet)
 Plus garages, approx. 28.0 sq. metres (301.8 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.