



Parkland Close, Appleton Thorn Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Semi Detached Home
- Three Bedroom
- Growing Families
- Spacious Layout
- Bright Lounge
- Beautiful Sunroom
- Low Maintenance Garden
- Driveway Parking
- Freehold
- Close to Local Amenities

INTERIOR

Welcome to this well-presented home offering a comfortable and practical layout. The bright lounge features a cosy log burner, creating a warm and inviting atmosphere. It connects smoothly to the dining area, which leads to a sunroom, ideal for relaxing or entertaining guests. The separate kitchen is functional and stylish, with ample workspace for everyday cooking.

Upstairs, the property includes two generously sized double bedrooms with built-in wardrobes, a third versatile bedroom with additional storage, and a large family bathroom designed for convenience.

GARDEN

Outside, the property boasts a low-maintenance rear garden, mainly paved, perfect for outdoor dining or entertaining. At the rear of the garden is a detached garage, offering excellent storage or workshop potential. Driveway parking is also available to the front of the property, comfortably accommodating two vehicles.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (Via BT)



LOCATION

Nestled cosily between Walton and Grappenhall, this leafy suburb sits south of Warrington Town Centre and benefits from beautiful surroundings. Appleton Thorn is home to charming buildings which span back centuries and are still put to great use today. The village hall hosts a range of community events from beer festivals and BBQs to the annual midsummer's "Bawming the Thorn." There's also a local church, cosy pubs and Warrington Golf Club is fairly close by. For cyclists and walkers, the village boasts a range of scenic routes and is just a short drive from Stockley Farm and Arley Hall, which are ideal for family days out.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

Tenure: Freehold

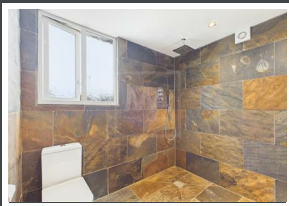
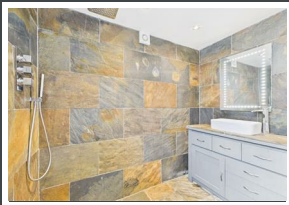
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.





IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that 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 drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property 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 representations of fact.



Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2



Approximate total area⁽¹⁾
1070 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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
	67	80

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please call 01925 267070 to arrange a viewing.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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