



Kingsbury Close, Appleton Warrington, Cheshire

Detached Property • Four Generous Bedrooms • Perfect Family Home • Gorgeous Modern Interior • Well Maintained Throughout • Beautiful Garden • Driveway Parking • Deatched Garage • Sought After Location • Freehold Title



Mark Antony
SALES & LETTING AGENTS



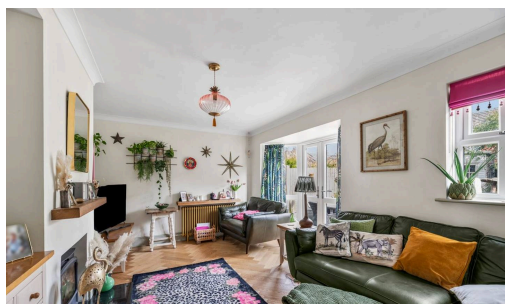
INTERIOR

Step inside this beautifully presented home and you are immediately welcomed by a bright and spacious hallway, setting the tone for the rest of the property. From here, you have access to all ground floor rooms, including a convenient WC.

To the front of the home sits an elegant separate dining room, thoughtfully designed and ideal for both formal dining and family gatherings.

Spanning the length of the property is the impressive kitchen/breakfast room, featuring integrated appliances, sleek contemporary worktops, and generous storage. A cosy dining area provides the perfect spot for relaxed breakfasts and morning coffee.

To the rear of the home, the stunning lounge offers a calm and inviting retreat, with patio doors opening onto the garden and allowing natural light to pour in, perfect for both entertaining and unwinding.



Upstairs, the property continues to impress with four generously sized bedrooms and a stylish family bathroom, complete with both a bath, separate shower, and underfloor heating for added comfort. The principal bedroom benefits from fitted wardrobes and a beautifully finished en suite, creating a private and relaxing retreat.

GARDEN

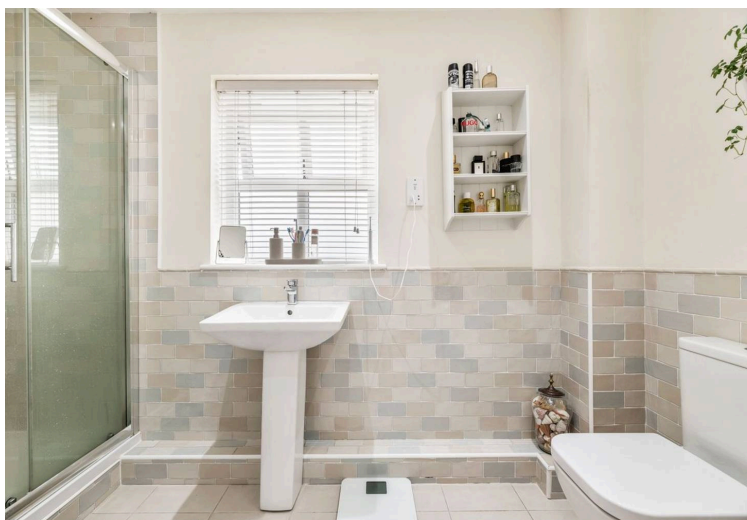
The home further benefits from a beautifully maintained private rear garden, offering the perfect blend of lawn and patio areas. Bordered by mature plants and shrubbery, the space also features a charming summer house and plenty of room for outdoor furniture which is ideal for both relaxing and entertaining. A true haven for those with green fingers. To the front of the property, there is a garage along with driveway parking for multiple vehicles.

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.

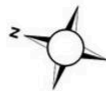
GENERAL INFORMATION

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



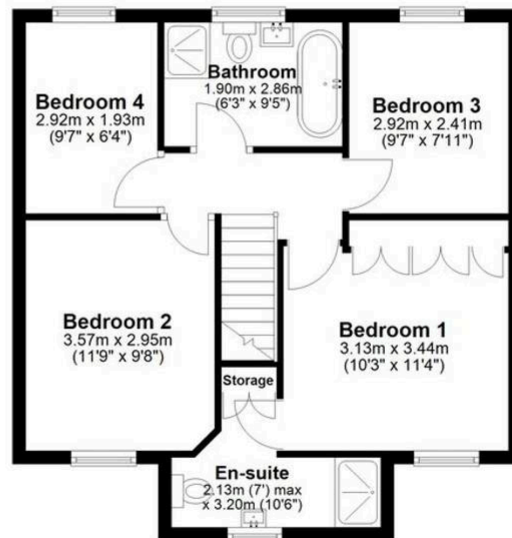
Ground Floor

Approx. 50.9 sq. metres (547.8 sq. feet)



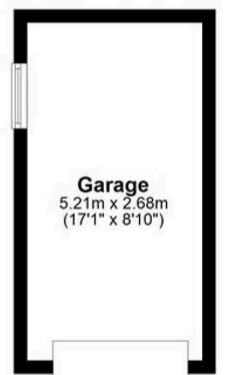
First Floor

Approx. 52.0 sq. metres (559.8 sq. feet)



Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages: approx. 14.0 sq. metres (150.3 sq. feet)



Main area: Approx. 102.9 sq. metres (1107.5 sq. feet)

Plus garages: approx. 14.0 sq. metres (150.3 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.