



Pewterspear Green Road, Appleton Warrington, Cheshire

Gorgeous Detached Home • Perfect for Families • Four Generous Bedrooms • Spacious Living Area
• Stunning Kitchen • Modern and Sleek Interior • Open Plan Family Room • Beautifully Maintained Garden •
Generously Sized Driveway • Sought After Location



Mark Antony
SALES & LETTING AGENTS



INTERIOR

This gorgeous four-bedroom detached home presents an exceptional opportunity for families seeking a modern, spacious property in a highly sought-after location.

Upon entering, you are welcomed by an inviting hallway leading into a bright and spacious living room, featuring a beautiful fireplace and a cosy interior, making it the perfect space for both relaxing and entertaining. The heart of the home is the stunning open-plan kitchen, complete with contemporary fittings, sleek cabinetry, and a stylish breakfast bar. Overhead skylights flood the space with natural light, creating a bright and airy atmosphere. The kitchen flows seamlessly into the dining and family areas, offering a versatile space that can be adapted to suit your lifestyle, whether you require a formal dining area, a children's playroom, or an additional lounge. Completing the ground floor is a practical utility room and a convenient WC.



To the first floor, you will find four generously sized bedrooms, each thoughtfully designed to offer plenty of space, natural light, and comfort, providing the perfect retreat for every member of the family. The impressive principal bedroom benefits from a walk-in wardrobe, with elegant glass-fronted wardrobes on either side leading through to the stylish En-Suite shower room. The remaining three bedrooms are served by a contemporary family bathroom, complete with both a bath and a sleek walk-in shower.

Throughout the property, the interiors have been finished to a high standard, featuring a stylish neutral colour palette, contemporary fixtures and fittings, and elegant finishes throughout. Beautifully presented and impeccably maintained, this is a home ready for its next owners to move straight in and enjoy.



GARDEN

Externally, the property enjoys a beautifully maintained private rear garden, predominantly laid to lawn with a generous patio area accessed directly from the patio doors, creating the perfect setting for outdoor dining and entertaining. Surrounded by mature plants and established shrubs, the garden offers a peaceful and private retreat for the whole family to enjoy.

To the front, the property benefits from a superb, spacious driveway with secure gated access, providing ample off-road parking while enhancing the privacy and security of this exceptional family home.



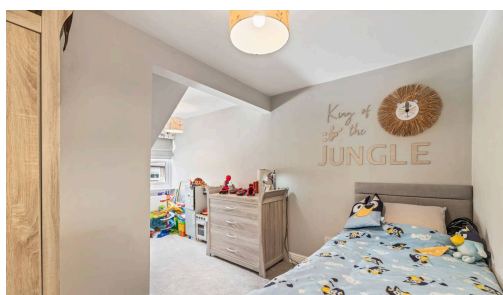
LOCATION

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.



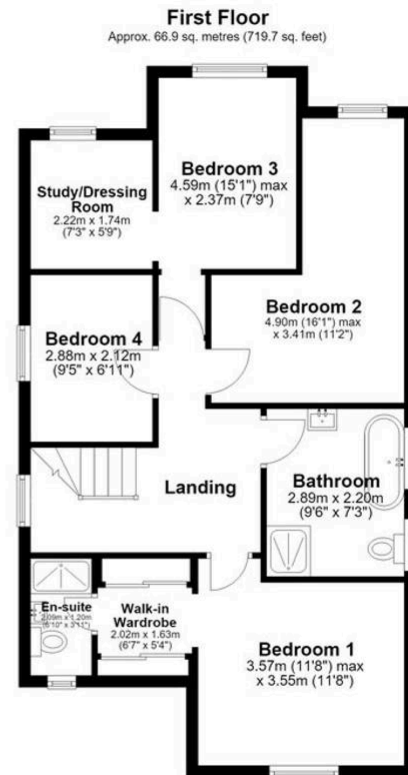
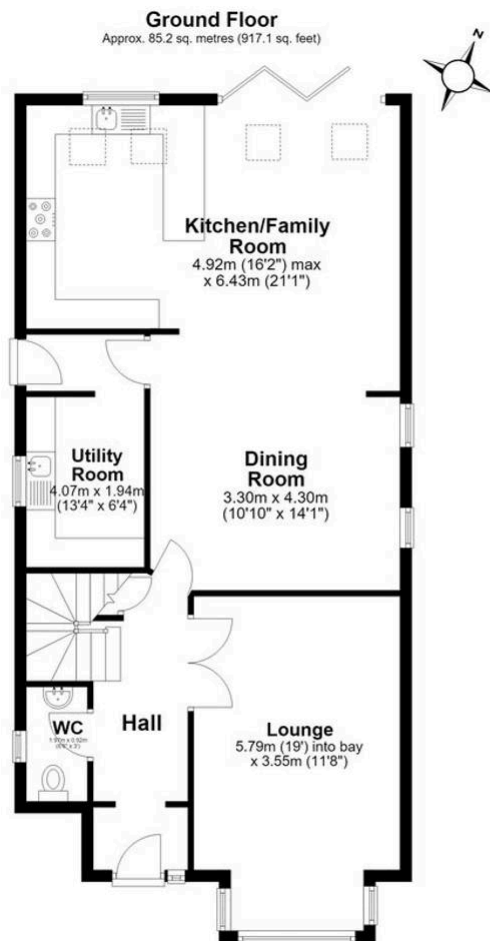
GENERAL INFORMATION

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









Total area: approx. 152.1 sq. metres (1636.8 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.