



# Chessington Close, Appleton Warrington, Cheshire



mark antony  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Beautifully Presented
- Two Reception Rooms
- Spacious Detached
- Open Plan Kitchen/Sitting Area
- Stunning Outlook
- South Facing Garden
- Four Double Bedrooms
- Outstanding Local Schools
- En-Suite to Master
- Fantastic Motorway Links

## DESCRIPTION

A beautifully presented detached property in the highly sought after location of Appleton, within walking distance of multiple outstanding schools. This spacious family home has four double bedrooms and an abundance of living space. Enjoying a fabulous position with a lovely south facing garden, this really is a wonderful property.

Access into this attractive home is into a welcoming hallway leading to a spacious lounge, dining room and a fantastic open plan kitchen / sitting room. There is also the benefit of a downstairs WC, utility room and internal access into the double garage. To the first floor there are four double bedrooms, with en-suite to master and a stylish family bathroom.

## GARDENS

To the rear of this gorgeous property there is a superb south facing garden, creating a real sun trap in the summer months. This beautifully landscaped garden is set over three levels and is surrounded by mature shrubs and trees. The garden is mainly laid to lawn and enjoys a delightful patio area, perfect for alfresco dining. Boasting a lovely position facing a local beauty spot, The Dingle, this property has a generous driveway leading to a double garage.



## SUMMARY OF ACCOMODATION

### GROUND FLOOR

- Entrance Hall
- Lounge 6.03m x 3.58m
- Dining Room 3.25m x 3.59m
- Kitchen/Sitting Room 6.03m x 3.88m
- Utility Room 1.40m x 3.20m
- WC 1.40m x 1.85m

### FIRST FLOOR

- Landing
- Bedroom One 4.19m x 3.58m
- En-suite 1.74m x 2.95m
- Bedroom Two 3.33m x 3.13m
- Bedroom Three 3.32m x 2.68m
- Bedroom Four 2.68m x 3.13m
- Bathroom 2.29m x 1.68m

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 362Mb (Via Virgin)

## 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.'

Home to a golf club, leisure centre and a range of family pubs, Appleton 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.

## DISTANCES

- Stockton Heath 1.5 miles
- Warrington Town Centre 3 miles
- Manchester Airport 14 miles via M56
- Manchester City Centre 21 miles via M56
- Chester City Centre 22 miles via M56
- Liverpool City Centre 27 miles via M62

(Distances quoted are approximate)



## GENERAL INFORMATION

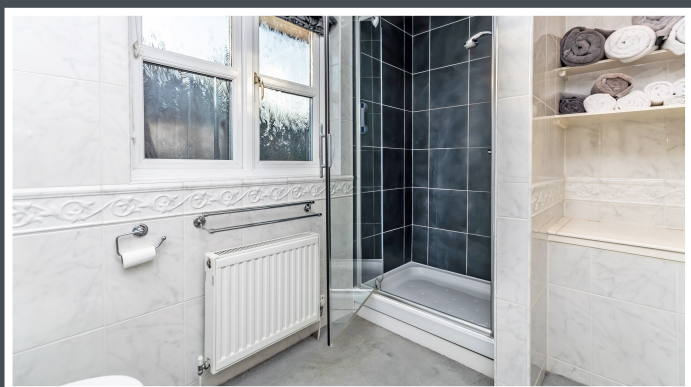
**Local Authority:** Warrington Borough Council  
**Council Tax Band:** F  
**Tenure:** Freehold  
(to be confirmed by Solicitors.)

### Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.



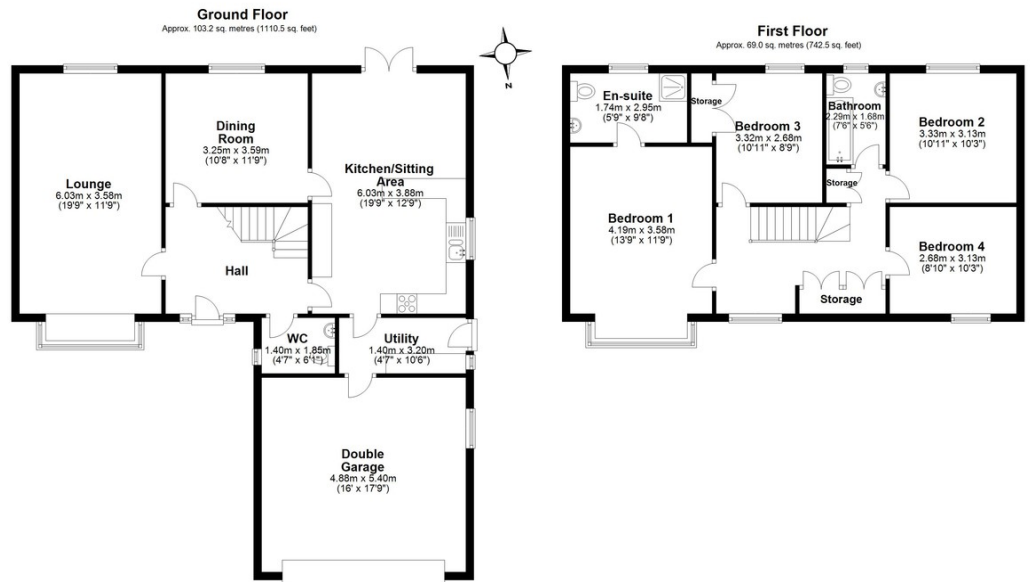
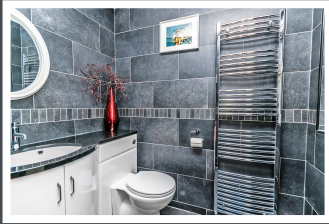






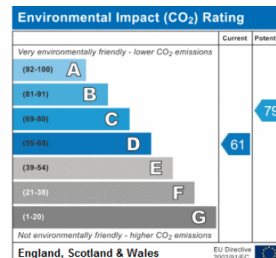
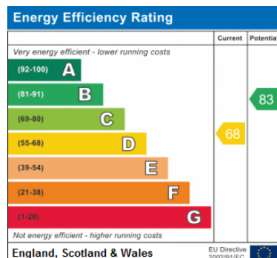






### IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers 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.



### VIEWING ARRANGEMENTS

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

### OTHER SERVICES

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

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



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