



Firs Cottage, Firs Lane, Appleton Warrington, Cheshire



mark antony

SALES & LETTING AGENTS

HIGHLIGHTS

- Beautifully Presented
- Three Double Bedrooms
- Tranquil Setting
- Two En-suites
- Stunning Views
- Spacious Lounge / Dining Room
- Grade 2 Listed
- Orangery
- Wonderful Gardens
- Detached Garage



DESCRIPTION

A beautifully presented barn conversion one of the most sought after roads in Appleton. Enjoying a truly tranquil setting, positioned on a large plot overlooking Warrington Golf Course, this really is an enviable home. This magnificent property enjoys a stunning semi-rural position, whilst still having the village amenities of Stockton Heath on the doorstep.

Access into this wonderful home is into a welcoming hallway leading to a spacious lounge / dining room, country style kitchen, utility room and a lovely sunny orangery. There are three double bedrooms, two of which have en-suites and family bathroom.



GARDENS

This fabulous property boasts a secluded position on an idyllic country lane. The generous garden is surrounded by mature shrubs and trees and is mainly laid to lawn. There is also a patio area, perfect for alfresco dining. The gated driveway provides parking for multiple cars and leads to a large detached garage.



SUMMARY OF ACCOMMODATION

- Entrance Hall
- Lounge/Dining Room 5.69m x 5.24m
- Kitchen/Breakfast Room 4.83m x 3.31m
- Utility 1.40m x 2.53m
- Orangery 3.79m x 3.02m
- Bedroom One 4.56m x 3.71m
- En-suite 1.40m x 3.17m
- Bedroom Two 3.12m x 4.03m
- En-suite 3.12m x 0.92m
- Bedroom Three 3.03m x 3.63m
- Bathroom 3.33m x 1.70m
- Detached Garage 8.45m x 3.71m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Septic Tank
- Broadband Availability: Up to 67Mb (Via BT)

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.'

Appleton is home to Fox Covert Cemetery, known locally as Hillcliffe which offers an excellent vantage point across Warrington. This makes it a hotspot for a range of occasions including New Year's Eve and Bonfire Night. 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 2 miles
- Warrington Town Centre 4 miles
- Chester City Centre 19 miles via M56
- Manchester Airport 19 miles via M56
- Liverpool City Centre 20 miles via M62
- Manchester City Centre 27 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Tax Band: F

Tenure: Freehold
(to be confirmed by Solicitors.)

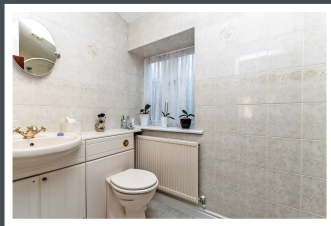
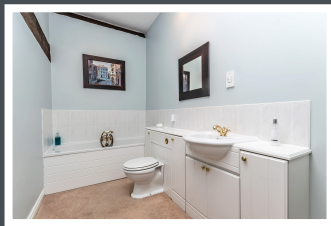
Contents, Fixtures and Fittings

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









IMPORTANT NOTICE:

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VIEWING ARRANGEMENTS

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

OTHER SERVICES

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