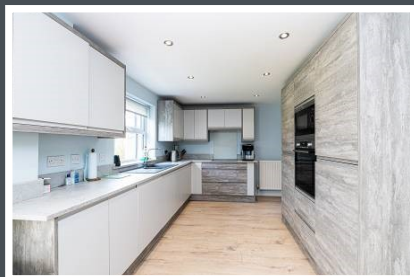




Stonehill Close, Appleton Warrington, Cheshire



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SALES & LETTING AGENTS

HIGHLIGHTS

- Sought After Location
- Private Garden
- Freehold
- Gated Driveway Parking
- Four Bedrooms
- Conservatory
- Modernised Kitchen / Diner
- Internal Garage Access
- Spacious Reception Rooms
- Outstanding Local Schools

DESCRIPTION

A fantastic four bedroom home in the highly sought-after location of Appleton, within close proximity of outstanding local schools. With a newly modernised kitchen / diner, spacious reception rooms, conservatory and large gardens, this property is not to be missed.

Access into this attractive property is into a welcoming hallway leading to a bay fronted lounge, spacious kitchen / dining room and a large conservatory with internal access. There is also a utility room and a downstairs WC. To the first floor there are four generous sized bedrooms, with en-suite to master, and a family bathroom.

GARDENS

To the front of this property, there is a large gated driveway providing internal access to the garage with parking for multiple cars. To the rear is a superb and private garden which is mainly laid to lawn and surrounded by mature shrubs and trees. There is also a patio area, perfect for alfresco dining.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 3.53m x 4.24m
- Kitchen / Dining Room 2.90m x 6.46m
- Utility 2.10m x 1.33m
- Conservatory 2.90m x 4.00m
- WC 2.10m x 0.83m
- Garage 5.10m x 2.54m

FIRST FLOOR

- Landing
- Bedroom One 3.53m x 4.24m
- En-suite 2.10m x 1.46m
- Bedroom Two 3.00m x 2.96m
- Bedroom Three 2.90m x 3.09m
- Bedroom Four 2.10m x 3.21m
- Bathroom 1.86m x 2.11m

Contents, Fixtures and Fittings

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

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.

DISTANCES

- Stockton Heath 2 miles
- Warrington Town Centre 3 miles
- Manchester Airport 14 miles via M56
- Chester City Centre 20 miles via M56
- Manchester City Centre 22 miles via M56
- Liverpool City Centre 28 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Tax Band: E

Tenure: Freehold

(To be confirmed by Solicitors.)

SERVICES

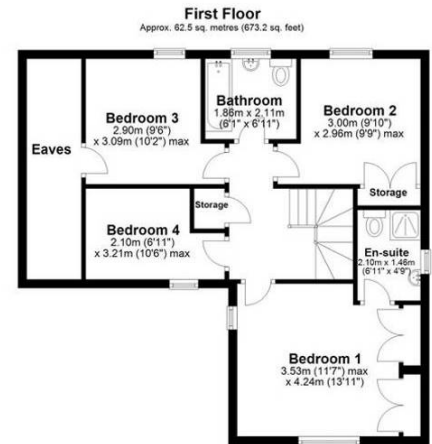
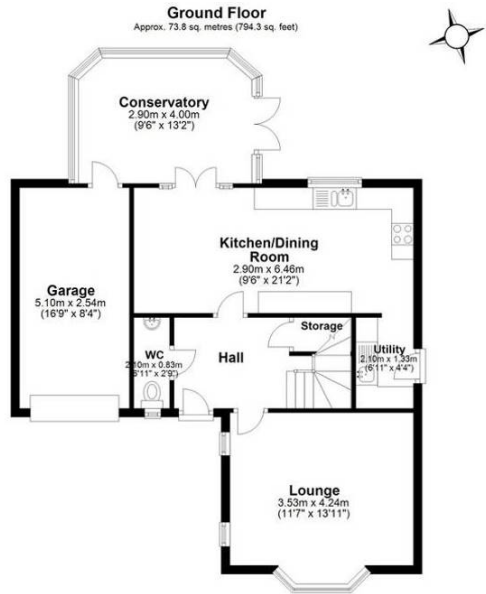
- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 76Mb (Via BT)



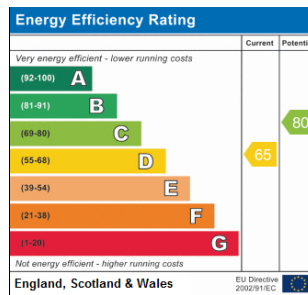


IMPORTANT NOTICE:

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.



Total area: approx. 136.3 sq. metres (1467.5 sq. feet)



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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