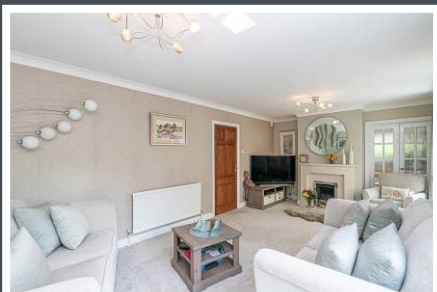




# Weybridge Close, Appleton Warrington, Cheshire



mark antony

SALES & LETTING AGENTS



## HIGHLIGHTS

- Immaculately Presented Throughout
- South Facing Garden
- Abundance of Living Space
- Modern Smithfields Fitted Kitchen
- Bright and Airy Conservatory
- Four Spacious Bedrooms
- Walking Distance to Stockton Heath
- Scenic Walks
- Great Transport Links
- Fantastic Schools Nearby



## DESCRIPTION

A truly spectacular detached home. Immaculately presented throughout, boasting a contemporary Smithfield's kitchen, four spacious bedrooms, as well as an abundance of living space consisting of a bespoke lounge, dining room and conservatory. With a stunning South facing garden and off-road parking. Located in the desirable location of Appleton, walking distance from Stockton Heath, this property would make the perfect family home.

Access into this beautiful home is via a welcoming hallway leading to a fitted kitchen/dining room, utility room, downstairs WC, a gorgeous lounge as well as a bright and airy conservatory. To the first four are four sizeable bedroom, an en-suite to bedroom one and a stylish family bathroom. This property also offers vast amounts of storage space and fitted wardrobes in the master bedroom.

## GARDEN

Sitting on a fantastic sized plot this property enjoys an enviable position. There is a tranquil south facing private rear garden consisting of well maintained lawn, trees and shrubs as well as a patio area perfect for alfresco dining. The large flagged driveway and double garage offering parking for multiple vehicles.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- Lounge 3.55m x 6.22m
- Kitchen 3.47m x 3.47m
- Dining Room 3.55m x 3.47m
- Utility Room 2.33m x 1.71m
- Conservatory 4.68m x 7.73m
- WC

### FIRST FLOOR

- Landing
- Bedroom One 3.55m x 3.97m
- En-suite 1.62m x 2.48m
- Bedroom Two 3.55m x 2.82m
- Bedroom Three 3.55m x 2.80m
- Bedroom Four 1.77m x 3.47m
- Bathroom 2.48m x 1.69m

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 32Mb (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.' 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

- Grappenhall Walled Gardens 1 mile walk
- Stockton Heath 1 mile walk
- Walton Gardens 2 mile walk
- Warrington Town Centre 3 miles
- Manchester Airport 15 miles via M56
- Manchester City Centre 18 miles via M56

(Distances quoted are approximate)

## GENERAL INFORMATION

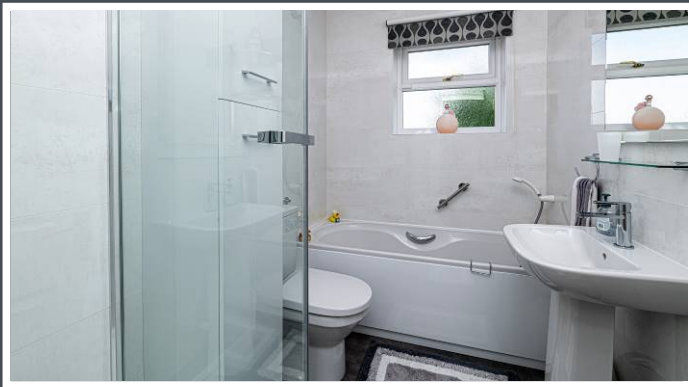
**Local Authority:** Warrington Borough Council  
**Council Tax Band:** F  
**Tenure:** Freehold  
(to be confirmed by Solicitors.)

### Contents, Fixtures and Fittings

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



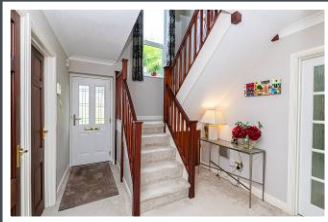






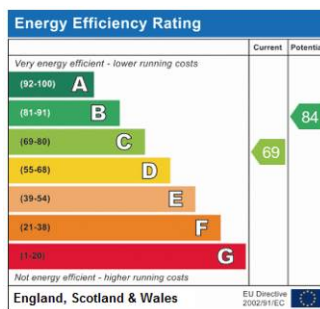
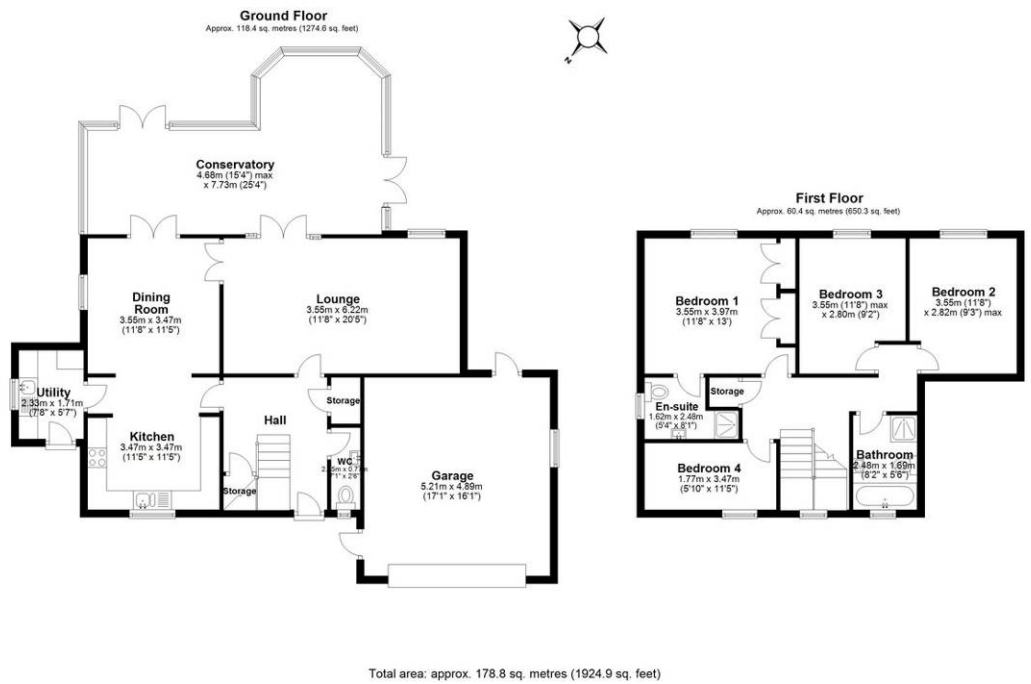






### IMPORTANT NOTICE:

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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