



Westcliff Gardens, Appleton Warrington, Cheshire



Mark Antony

SALES & LETTINGS AGENTS

HIGHLIGHTS

- Detached House
- Loft Conversion
- Five Bedrooms
- Integrated Appliances
- Light and Airy Conservatory
- Outstanding Schools Nearby
- Double Garage
- Close to Local Amenities
- Ample Storage
- Open Plan Living

DESCRIPTION

An ultra-stylish detached home situated in the sought after location of Appleton. Comprising of an impressive five bedrooms, three reception rooms, and ample/flexible living space throughout. Being within close proximity to local walks, outstanding schools and amenities, this home is perfect for the growing family.

Access into this beautiful home is via a welcoming hallway with a full height galleried landing. From here you are able to access the bay windowed lounge which allows the natural light to flow through along with a study, perfect for home working. The modern kitchen featuring integrated appliances and range cooker is to the rear of this home. There is also a fabulous dining area / family room along with a light and bright conservatory, great for busy family life. The downstairs also benefits from a separate utility and WC. To the first floor you are presented with four sizeable bedrooms and family bathroom showcasing a roll top bath. Bedroom two benefits from an en suite bathroom. The master suite is located on the second floor with Velux windows, making this a light and airy space, benefitting from an en suite and dressing area with custom fitted wardrobes and storage.

GARDEN

This beautiful garden has been kept to an excellent standard and has a great space which all the family can enjoy. This versatile space offers lawned areas with raised borders and a decked area, ideal for entertaining family and friends. To the front there is a large driveway suitable for multiple cars and has the added benefit of a double, detached garage with boarded loft space.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 5.06m x 3.55m
- Study 3.75m x 2.67m
- Kitchen / Dining Room 3.54m x 7.36m
- Conservatory 3.51m x 3.28m
- Utility 2.54m x 1.60m
- WC 1.09m x 0.96m
- Garage 5.19m x 5.33m

FIRST FLOOR

- Landing
- Bedroom Two 3.53m x 4.46m
- En-suite 1.57m x 2.46m
- Bedroom Three 2.96m x 4.20m
- Bedroom Four 2.76m x 3.06m
- Bedroom Five 2.54m x 3.00m
- Bathroom 2.54m x 2.25m

SECOND FLOOR

- Bedroom One 4.07m x 6.72m
- En Suite 4.07m x 1.90m

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

- | | |
|--------------------------|------------------|
| • Warrington Golf Club | 20 minute walk |
| • Stockton Heath | 3 mile walk |
| • Warrington Town Centre | 4 miles |
| • Manchester City Centre | 25 miles via M56 |
| • Liverpool City Centre | 27 miles via M62 |

(Distances quoted are approximate)



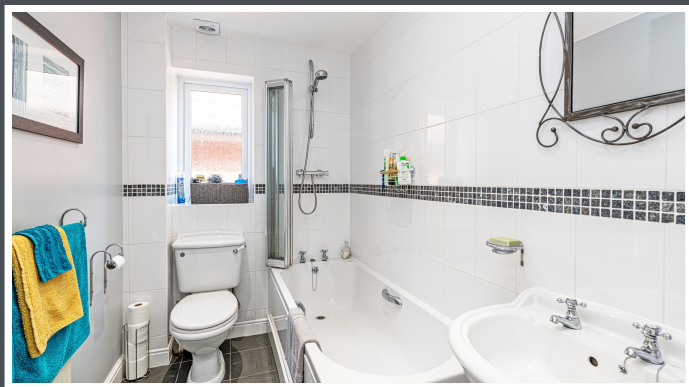
GENERAL INFORMATION

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

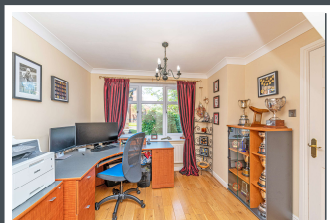
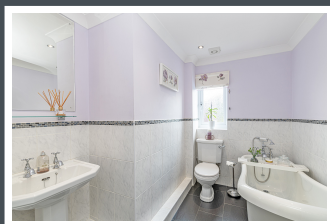
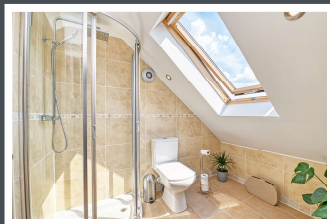
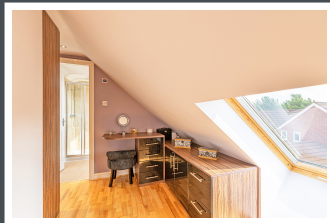
SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1Gb (Via Virgin)





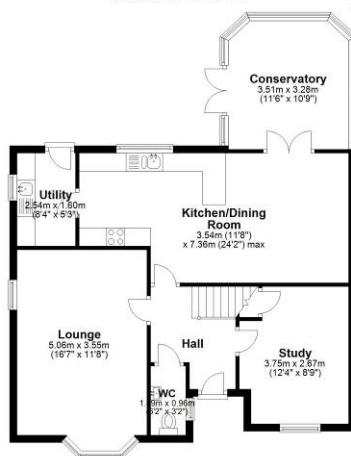




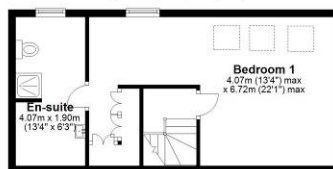
IMPORTANT NOTICE:

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.

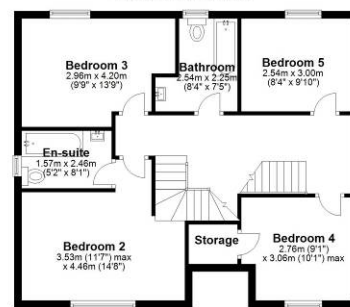
Ground Floor
Approx. 78.5 sq. metres (845.2 sq. feet)



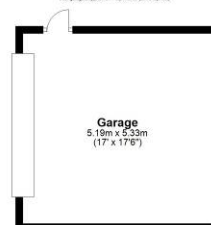
Second Floor
Approx. 35.8 sq. metres (385.5 sq. feet)



First Floor
Approx. 67.2 sq. metres (723.2 sq. feet)



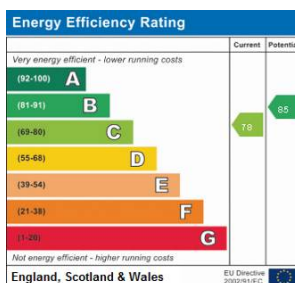
Garage
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garage: approx. 27.7 sq. metres (297.8 sq. feet)



Main area: Approx. 181.5 sq. metres (1953.9 sq. feet)
Plus garages: approx. 27.7 sq. metres (297.8 sq. feet)

Contents, Fixtures and Fittings

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



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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