



Hillside Road, Appleton Warrington, Cheshire



Asking Price Of
£160,000



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SALES & LETTING AGENTS

HIGHLIGHTS

- First Floor Apartment
- Brand new Kitchen
- Recently Renovated
- Popular Location
- Two Bedrooms
- Garage
- En-suite to master
- Allocated Parking
- Modern Bathroom
- EPC Rating: C



DESCRIPTION

A recently renovated apartment in the highly sought after location of Appleton. This lovely first floor property has two bedrooms with an en-suite to the master, a spacious lounge, a modern kitchen, a four piece family bathroom and the added benefit of a garage. With communal gardens and private parking this really is an attractive property in a popular location.

Access to this property is via a secure intercom system. There are two freshly decorated bedrooms, a brand new kitchen and brand new bathroom and a generous sized lounge. This home would be perfect for a first time buyer or anyone looking to downsize in the area.



GARDENS

This property has beautiful communal gardens. There is also a private car park and has the added benefit of a garage.

SUMMARY OF ACCOMMODATION

First Floor

- Entrance Hall
- Lounge 5.4m x 3.3m
- Kitchen 3.3m x 2.8m
- Master Bedroom 3.7m x 3.3m
- En-suite 3.0m x 1.8m
- Bedroom Two 4.1m x 3.0m
- Bathroom 3.0m x 2.0m



LOCATION

Appleton is a unique and truly wonderful village encircled by beautiful landscapes and canals. Within walking distance you will find some of Warrington's most highly regarded schools, tranquil parks, gardens and the vibrant village of Stockton Heath with many boutiques and restaurants. Appleton is located within close proximity to the M56 and M6 motorway and only 15 minutes away from Manchester airport

DISTANCES

- Walton Gardens 1 mile walk
- Stockton Heath Village 2 mile walk
- Warrington Town Centre 2.5 miles
- Manchester Airport 16 miles via M56
- Manchester City Centre 23 miles via M56

(Distances quoted are approximate)

SERVICES

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



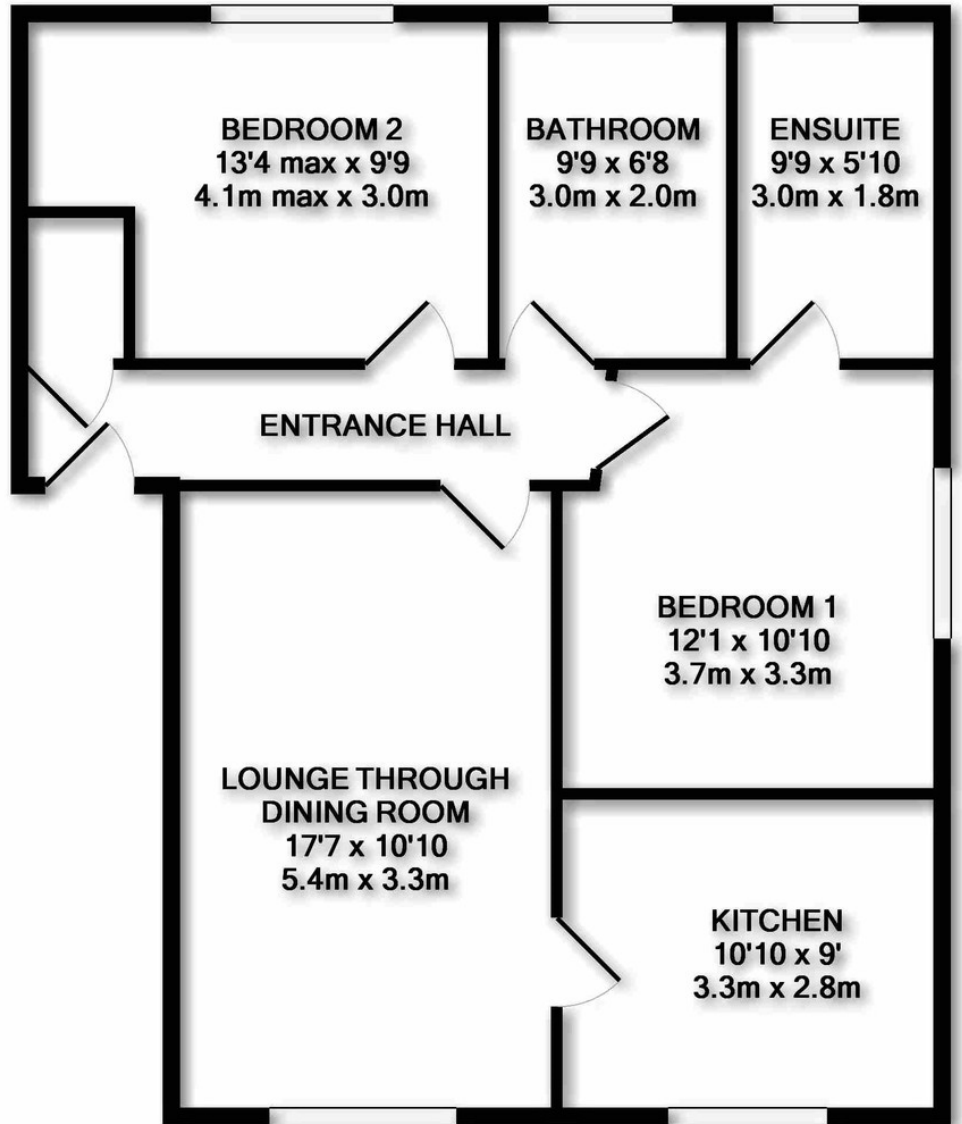
GENERAL INFORMATION

Local Authority: WBC
Council Tax Band: TBC
Tenure: Leasehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

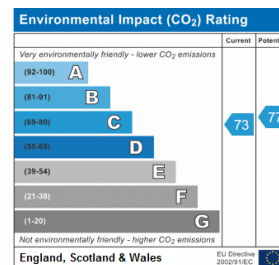
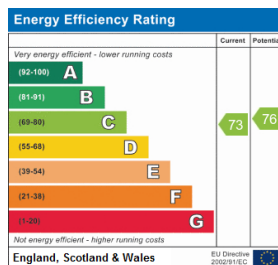
Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.





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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