



# London Road, Appleton Warrington, Cheshire



mark antony

SALES & LETTING AGENTS

## HIGHLIGHTS

- ❑ Detached Property
- ❑ Three Reception Rooms
- ❑ Kitchen/Breakfast Room
- ❑ Beautiful Orangery
- ❑ Double Glazed
- ❑ Four Bedrooms
- ❑ En-suite Bathroom
- ❑ Integral Garage
- ❑ Driveway Parking
- ❑ EPC Rating: E



## DESCRIPTION

A fabulous opportunity to purchase a four bedroomed detached property in a highly sought after area with no chain. Positioned back from the main road there is a garage to the front of the property and the garden boasts some lovely mature shrubs. This property benefits from two reception rooms, a kitchen/breakfast room and a beautiful orangery with underfloor heating. There are four large bedrooms, one with en-suite shower room and a family bathroom.

Externally, the drive has parking space for several cars and there is a private enclosed garden to the rear which is laid to lawn. Viewing is essential to fully appreciate the size of the accommodation on offer.

## THE GARDENS

The property benefits from a front garden with mature shrubs and a large back garden which has a patio area suitable for alfresco dining and a separate lawn area.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- Lounge 4.6m x 3.7m
- Dining Room 4.2m x 3.7m
- Orangery 5.1m x 3.7m
- Dining Kitchen 5.0m x 3.3m
- Utility Room 1.6m x 1.5m
- WC

### FIRST FLOOR

- Landing
- Master Bedroom 3.8m x 3.3m
- En-suite 2.3m x 1.2m
- Bedroom Two 4.2m x 3.5m
- Bedroom Three 4.2m x 3.5m
- Bedroom Four 2.7m x 2.0m
- Bathroom 3.0m x 2.0m

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water Drainage
- Broadband Availability: Up to 152Mb (Via Virgin)



## LOCATION

Appleton is within walking distance of Stockton Heath which is a unique and truly wonderful village encircled by beautiful landscapes and canals. It is home to a number of modern bars, boutiques and restaurants, as well as traditional public houses. Within walking distance you will find some of Warrington's most highly regarded schools, tranquil parks, gardens and the beautiful cobbled Grappenhall Village. 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 2 mile walk
- Warrington Town Centre 3 miles
- Manchester Airport 16 miles via M56
- Chester City Centre 21 miles via M56
- Manchester City Centre 22 miles via M56
- Liverpool City Centre 28 miles via M62



## GENERAL INFORMATION

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

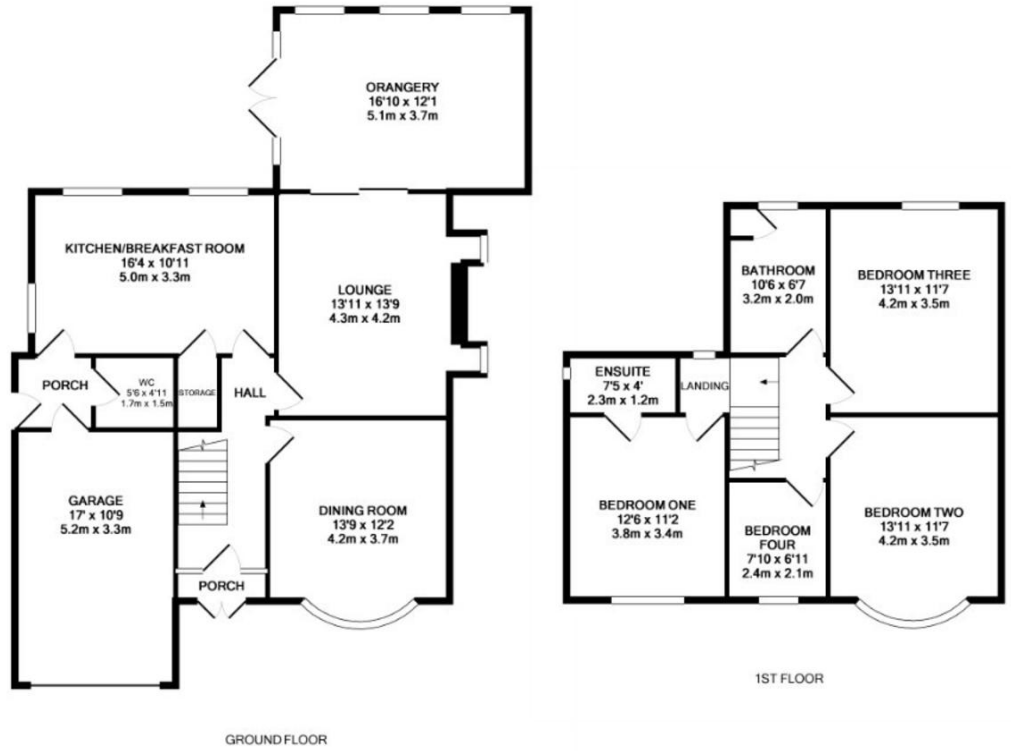
### Contents, Fixtures and Fittings

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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-106) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
		81			76
		47			38
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales		EU Directive 2002/91/EC

**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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