



St. Georges Close, Appleton Warrington, Cheshire



mark antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Freehold
- Spacious Lounge
- Three Bedrooms
- Conservatory
- Sought-After Location
- South Facing Garden
- Abundance of Living Space
- Off Road Parking
- Kitchen / Dining Room
- Integral Garage Access

DESCRIPTION

Presenting a fabulous opportunity to purchase a three bedroom terraced home with an abundance of living space and large south facing garden. Set in an enviable position in the sought-after location of Appleton, this property is not to be missed.

Access into this fabulous property is via a welcoming hall, leading to a large and bright lounge with gas central heating and brand new carpets, open plan kitchen/dining with integrated appliances, which leads to both a utility room and conservatory to the rear. There is also internal access to the garage. To the first floor there are three bedrooms, all with fitted wardrobes for additional storage, with a stylish en-suite to bedroom one and a modern family bathroom.

GARDEN

To the rear of the property there is a large south facing garden providing optimal lighting during the day. The garden is mainly laid to lawn and has a patio area, perfect for alfresco dining in the summer months. To the front of the property there is driveway parking for two cars, and access, from the front, to the integrated garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 4.77m x 3.38m
- Dining Kitchen 2.43m x 5.54m
- Utility Room 2.43m x 1.50m
- Conservatory 2.70m x 2.50m
- Garage 5.49m x 2.49m

FIRST FLOOR

- Landing
- Bedroom One 3.67m x 2.63m
- En-suite 2.16m x 1.82m
- Bedroom Two 6.21m x 2.43m
- Bedroom Three 2.88m x 2.21m
- Bathroom 1.67m x 2.29m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 67Mb (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

- Stockton Heath 2 miles
- Warrington Town Centre 4 miles
- Manchester Airport 14 miles via M56
- Chester City Centre 20 miles via M56
- Manchester City Centre 22 miles via M56
- Liverpool City Centre 22 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.)

Contents, Fixtures and Fittings

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

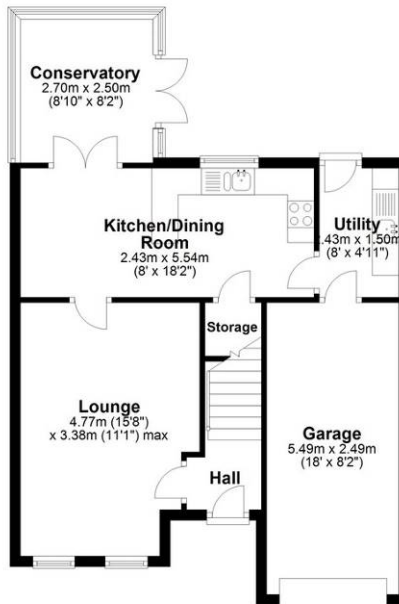




IMPORTANT NOTICE:

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.

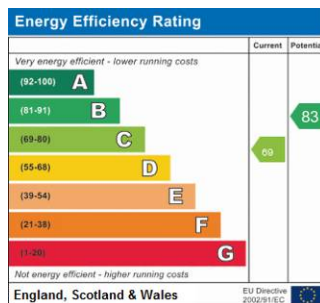
Ground Floor
Approx. 59.1 sq. metres (635.9 sq. feet)



First Floor
Approx. 47.3 sq. metres (509.5 sq. feet)



Total area: approx. 106.4 sq. metres (1145.4 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



mark antony
SALES & LETTING AGENTS

82 London Road, Stockton Heath, Warrington
Office@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: **01925 267070**