

Parkstone Drive, Appleton Warrington, Cheshire



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SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- South Facing Landscaped Garden
- Modern Detached Property
- Perfect Family Home
- Kings Quarter Development
- Integrated Garage
- Contemporary Interior
- Lovely Countryside Walks
- Four Double Bedrooms
- Quiet Neighbourhood



DESCRIPTION

With no onward chain we present this fantastic and rare opportunity to purchase this fabulous property on the sought after Kings Quarter Development in Appleton. Built in 2019 this modern family home offers four double bedrooms, ample living space, a contemporary fitted kitchen and a south facing garden. Situated in a quiet neighbourhood with countryside walks nearby, creating the perfect suburban home. This property is not to be missed.

Entrance to this modern home is via a light & airy hallway. From here you will find access to the living room, open plan kitchen diner, utility room and the bonus of a downstairs WC. To the first floor there are four fabulous double bedrooms, an en-suite and family bathroom.

GARDEN

To the front of the property there is a large driveway perfect for households with multiple vehicles plus an integrated garage for extra storage. To the rear there is a spacious south facing landscaped garden consisting of well maintained lawn and a patio area for alfresco dining and a space to entertain family & friends.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 5.14m x 3.37m
- Dining Kitchen 3.70m x 5.51m
- Utility Room 1.69m x 1.92m
- WC
- Garage 6.17m x 3.11m

FIRST FLOOR

- Landing
- Bedroom One 3.96m x 3.17m
- En-suite 1.70m x 2.69m
- Bedroom Two 3.54m x 3.45m
- Bedroom Three 3.71m x 2.98m
- Bedroom Four 3.44m x 3.11m
- Bathroom 1.93m x 2.08m

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 2.8 miles
- Walton Gardens 3.9 miles
- Warrington Town Centre 4.5 miles
- Manchester Airport 15.3 miles via M56
- Manchester City Centre 22.3 miles via M56
- Liverpool City Centre 27.5 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.)

Contents, Fixtures and Fittings

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







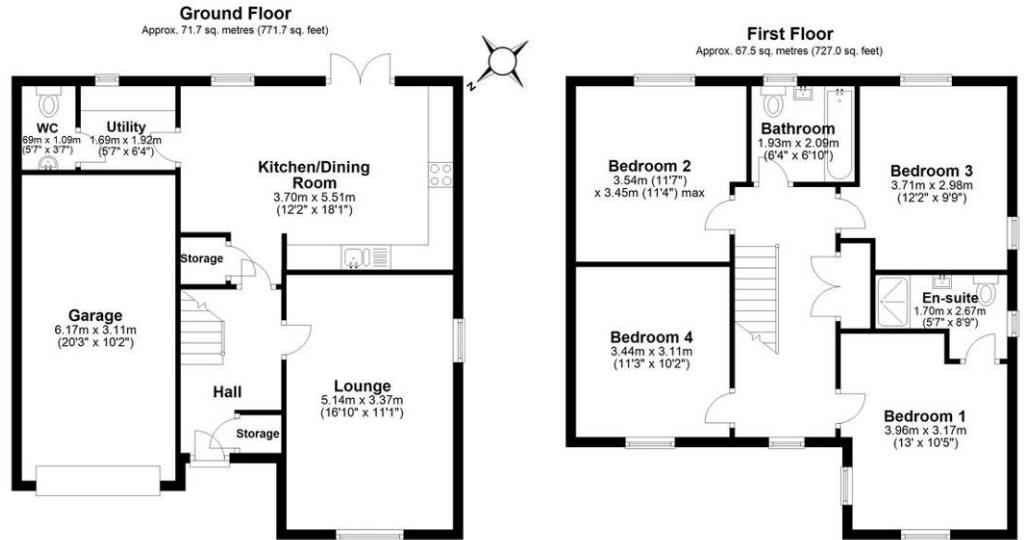


IMPORTANT NOTICE:

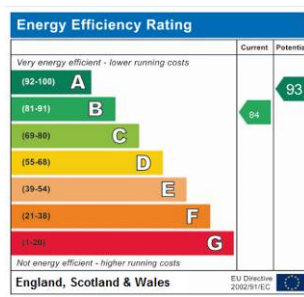
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Total area: approx. 139.2 sq. metres (1498.7 sq. feet)



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

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