



Mentmore Gardens, Appleton Warrington, Cheshire



Mark Antony

SALES & LETTINGS AGENTS

HIGHLIGHTS

- ❑ Detached Family Home
- ❑ Freehold
- ❑ Five Double Bedrooms
- ❑ Double Garage
- ❑ Three Reception Rooms
- ❑ Off Road Parking
- ❑ Generous Garden
- ❑ Close To Schools
- ❑ Woodland Walks
- ❑ Quiet Location

DESCRIPTION

An impressive, detached property, perfectly positioned in an exclusive and desirable part of Appleton. Celebrating five double bedrooms, three reception rooms, a double garage with a private driveway and a generous, secluded garden. Sitting on an enviable plot close to woodland walks and local schools, this property is an ideal family home.

Entry into this spacious property is via the welcoming hallway leading to the WC, separate dining room and the lovely bright lounge with a stunning fireplace and log burner. There is a large kitchen/dining room with granite worktops and integrated appliances such as a Neff hob and Bosch double oven and dishwasher. There are sliding doors opening onto the decking area which overlooks the beautiful garden, providing a lovely setting for all the family to enjoy. This property benefits from ample storage along with high quality, internal hardwood doors throughout and a fully serviced utility room with integral access into the double garage which features electric-operated doors and a sink unit.

Upstairs, there is a gallery landing leading to five double bedrooms with bedroom one offering en-suite and both bedrooms one and three featuring built-in wardrobes. There is also a modern family bathroom with both a spa bath and a separate shower unit.

GARDEN

This property offers a generous amount of outdoor space surrounded by mature trees and hedging, creating a very private setting. The garden is beautifully maintained and is perfectly positioned bordering the local Dingle and welcomes a lovely range of wildlife. To the front, there is a private driveway for multiple vehicles and a large double garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 4.87m x 5.15m
- Dining Room 3.00m x 3.54m
- Kitchen/Dining Room 3.03m x 9.88m
- Utility Room 2.85m x 1.74m
- WC 1.32m x 2.54m
- Double Garage 5.78m x 5.35m

FIRST FLOOR

- Gallery Landing
- Bedroom One 4.58m x 5.15m
- En-suite 2.04m x 2.54m
- Bedroom Two 4.96m x 3.42m
- Bedroom Three 3.03m x 3.71m
- Bedroom Four 3.03m x 3.15m
- Bedroom Five 3.03m x 2.81m
- Family Bathroom 2.78m x 1.83m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 108Mb (Via Virgin)

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

- Bridgewater High School 20 minute walk
- Stockton Heath 1 mile walk
- Warrington Town Centre 3 miles
- Manchester Airport 15 miles via M56
- Liverpool Airport 15 miles via M62
- Liverpool City Centre 22 miles via M62
- Manchester City Centre 24 miles via M56

(Distances quoted are approximate)



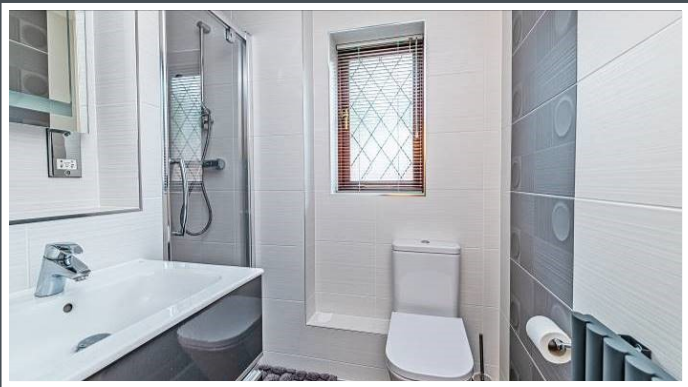
GENERAL INFORMATION

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

Contents, Fixtures and Fittings

All fitted carpets, blinds and some curtains to be included within the sale. To be discussed upon acceptance of an offer and to be confirmed by solicitors.



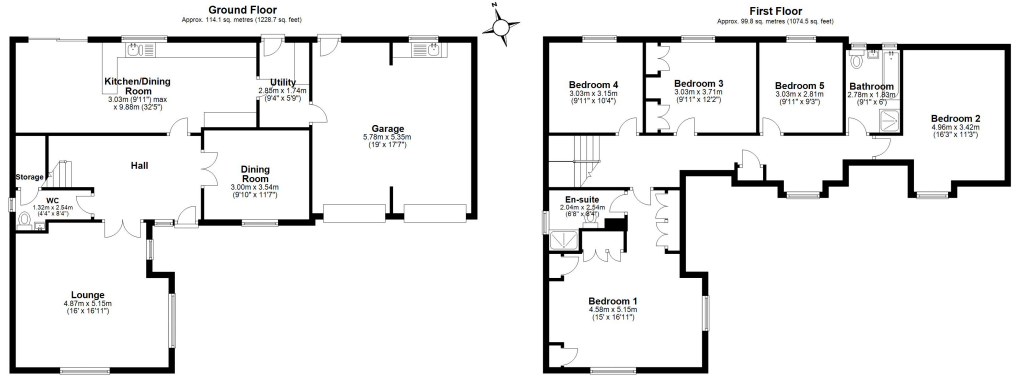




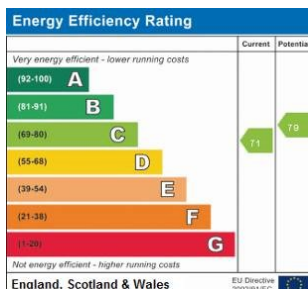


IMPORTANT NOTICE:

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.



Total area: approx. 214.0 sq. metres (2303.2 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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