



Stonehill Close, Appleton Warrington

Family Home • Four Bedrooms • Ample Living Space • Light and Airy • Loft Room • Freehold
• Gorgeous Garden • Driveway Parking • Sought After Location • Close to Local Amenities



Mark Antony
SALES & LETTING AGENTS



INTERIOR

This attractive double-fronted home offers a spacious and thoughtfully arranged layout across two floors, ideal for modern family living. The ground floor provides three versatile reception rooms, including a comfortable main lounge, a bright conservatory with views over the garden, and a separate family room that can easily adapt to suit individual needs.

The kitchen/dining room is well-equipped with integrated appliances and offers ample space for both everyday meals and entertaining, while enjoying pleasant garden views. A separate utility room and conveniently positioned WC further enhance the practicality of the ground floor.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room and a Juliet balcony overlooking the garden, creating a light and relaxing retreat. The remaining bedrooms are served by a stylish family bathroom. A useful loft space provides additional storage, ensuring the home remains organised.



GARDEN

The garden is arranged over two tiers, offering a practical and well-defined outdoor space. The upper level features a patio area, ideal for outdoor dining or seating. Steps lead down to the lower tier, which is mainly laid to lawn, providing a useful area for play or relaxation. Mature hedges border the garden, offering a good degree of privacy and creating an enclosed setting for all the family to enjoy. To the front of the property there is a driveway suitable for multiple cars along with a garage.



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.

GENERAL INFORMATION

- › Council Tax band: F
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: C





VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
Items may be available under separate negotiation.