



Highfield Avenue, Appleton

Three Bedrooms • Semi-Detached Family Home • Sought-After Location • Stunning Gardens • Bright and Airy
• Close To Schools • Integral Garage • Driveway Parking • Freehold Title • Large Plot



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

This attractive three-bedroom semi-detached home is set within the highly sought-after location of Appleton and offers excellent access to local amenities, reputable schools, and transport links. The property boasts a generous and well-proportioned interior, providing fantastic potential for buyers to create their ideal living space. Entry to the property is granted via a welcoming hallway, providing access to all areas of this home. To the left, a generous lounge through diner is beautifully presented and flooded with natural light, creating a bright and inviting atmosphere. Extending from the front to the rear of the property, this impressive open-plan space offers excellent versatility, making it ideal for both relaxing with family and entertaining guests. The layout comfortably accommodates both seating and dining areas, perfectly suited for everyday living as well as hosting evening meals. Leading off the lounge/diner is a delightful conservatory, offering charming views over the rear garden and creating a peaceful, light-filled additional living space.



Situated to the rear of the property, you will also find a well-proportioned kitchen featuring a range of light wood units, ample worktop space, and tiled splashbacks. Natural light flows through dual windows, enhancing the bright feel. Complete with integrated oven, generous storage, and practical layout, it offers excellent functionality for everyday use. The ground floor concludes with a integral garage, utility room and separate WC. Upstairs, you will find three well-proportioned bedrooms and a family bathroom.

GARDEN:

The property boasts a stunning, generously sized rear garden, mainly laid to lawn and beautifully maintained. Enclosed by fencing, it offers excellent privacy and a safe space for families. A patio area sits adjacent to the house, perfect for outdoor dining and entertaining in warmer months. This is the perfect garden for the whole family to enjoy!

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.

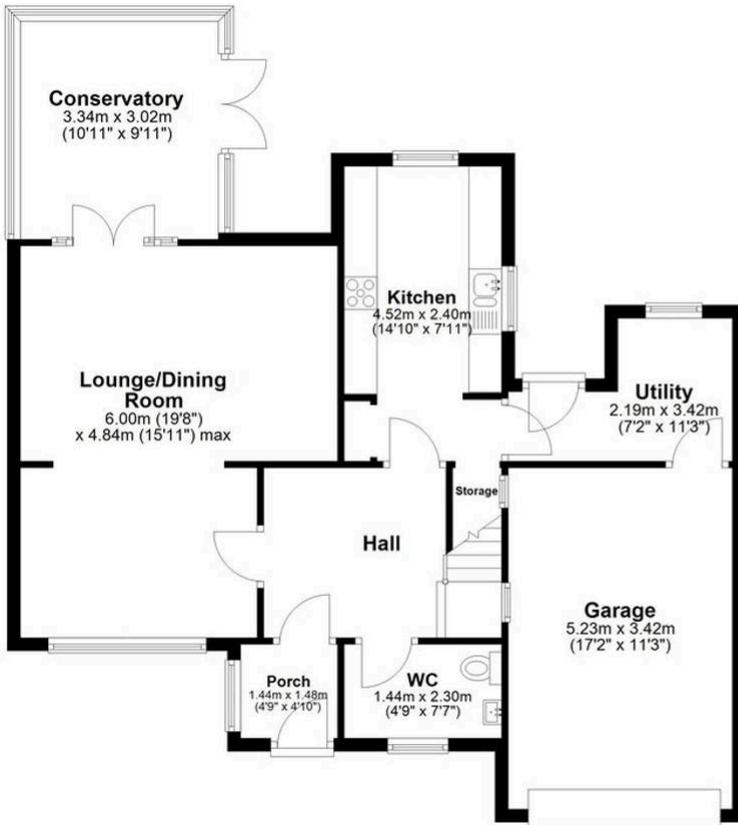
GENERAL INFORMATION:

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



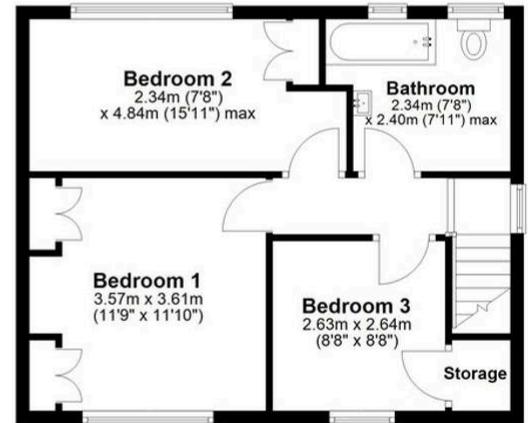
Ground Floor

Approx. 87.8 sq. metres (944.6 sq. feet)



First Floor

Approx. 44.1 sq. metres (475.2 sq. feet)



Total area: approx. 131.9 sq. metres (1419.9 sq. feet)

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.