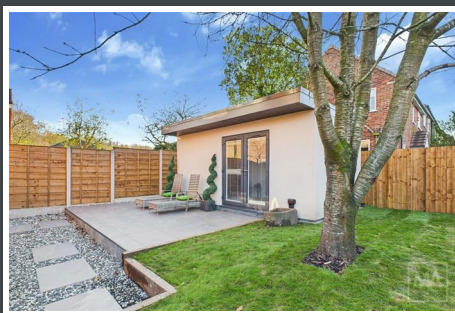
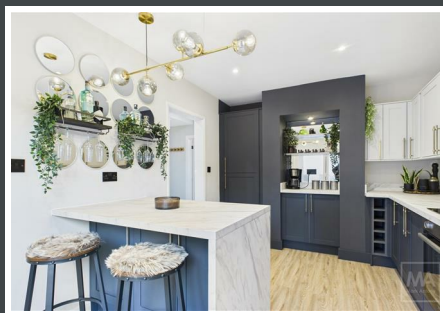




# Hinton Crescent, Appleton Warrington,



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- No Onward Chain
- High Specification
- Thoughtfully Upgraded
- Move In Ready!
- Close to Local Amenities
- Three Bedrooms
- Summer House
- Sought After Area
- Freehold Title
- Beautifully Modern

## INTERIOR

Step inside this inviting home and you're greeted by a welcoming hallway that sets the tone with its modern finish and leads effortlessly into a bright, airy lounge. Here, natural light streams through the elegant bay window, creating a warm and spacious feel. Flowing seamlessly from the lounge, the sleek and modern kitchen awaits, complete with a stylish breakfast bar that overlooks the garden—perfect for casual dining or entertaining. Contemporary décor enhances every corner, offering a fresh and sophisticated atmosphere throughout the ground floor.

Ascend the staircase to discover three well-proportioned bedrooms, each thoughtfully designed to balance comfort and practicality. The family bathroom is sleek and modern, providing a relaxing retreat with quality fittings and finishes. With its harmonious layout, tasteful interiors, and garden views, this property combines everyday functionality with refined style, making it an ideal choice for families or professionals seeking a home that's ready to move into and enjoy immediately.

## GARDEN

Step outside into the delightful garden, designed for both ease and enjoyment. A low-maintenance patio provides the perfect space for outdoor dining or relaxing in the sun, while a neatly kept grassed area adds a touch of greenery and charm. At the far end, the converted garage offers a versatile summer house, ideal as a peaceful retreat or a fully functional home office. This thoughtful outdoor layout combines practicality with style, creating a welcoming extension of the home for all seasons. Parking is available on road with no permit required.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (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.

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** C

**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

### **Contents, Fixtures and Fittings**

Not included in the asking price.

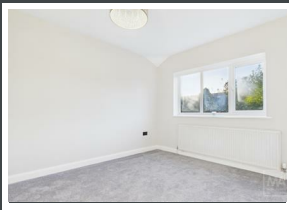
Items may be available under separate negotiation.



Mark Antony Estates is regulated by The Property Ombudsman and Safe Agent for your protection and peace of mind.







## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties 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 Building 1



Floor 1 Building 1

Ground Floor Building 2



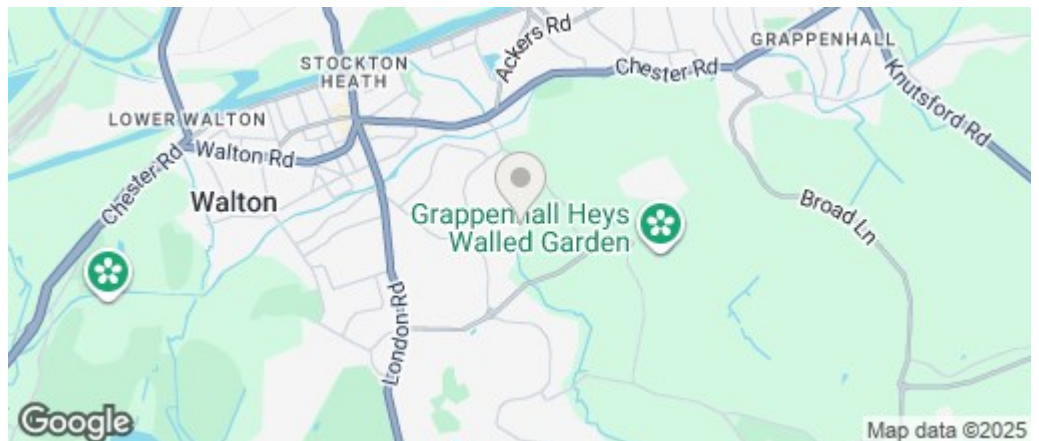
Approximate total area<sup>1</sup>  
962 ft<sup>2</sup>  
Reduced headroom  
11 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	71	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.  
Please call 01925 267070 to arrange a viewing.

## OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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Sales@MarkAntonyEstates.com  
www.MarkAntonyEstates.com  
Tel: 01925 267070