



Ashford Drive, Appleton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Mid Terrace Property
- Three Bedrooms
- Ample Storage
- Newly Fitted Combi Boiler
- Allocated Parking
- Ideal for Families
- Deceptively Spacious
- Newly Landscaped Garden
- Garage
- Close to Local Amenities

DESCRIPTION

This beautiful home, is offered for sale with a freehold title, located in a desirable area of Appleton. Celebrating three good sized bedrooms, a wonderful open plan lounge and dining room, a modern kitchen and a newly landscaped garden. This home is truly perfect for the growing family.

Upon entering this home, you are presented with a welcoming hallway. The modern, kitchen is to the front of the house and benefits from integrated appliances. The open plan lounge and dining room showcases a very large space and is perfect for enjoying family time together. The lounge also provides access to the garden. Completing the downstairs is a WC and a large under stairs storage cupboard. Home to the first floor is three good sized bedrooms and a family bathroom. Bedroom one celebrates a built in wardrobe and an en-suite. Also to the first floor is an additional storage cupboard on the landing.

GARDEN

Leading from the french doors, this newly landscaped garden has the perfect blend of artificial lawn and a patio area. With not being overlooked, this is the perfect retreat, to enjoy time to host and entertain within the summer months. To the front of the property is on road parking and allocated parking to the side. The property also has a garage that benefits from power and lighting.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.50m x 4.75m Lounge/Dining Room
- 3.36m x 2.63m Kitchen
- 1.77m x 0.86m WC

- 5.30m x 2.49m Garage

FIRST FLOOR

- Landing
- 3.38m x 2.80m Bedroom One
- 1.35m x 2.80m En-suite
- 3.05m x 2.80m Bedroom Two
- 2.23m x 2.16m Bedroom Three
- 1.86m x 1.88m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (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

- Cat and Lion Pub 0.6 mile walk
- Stockton Heath 2.8 mile walk
- Walton Gardens 3 miles
- Manchester Airport 15 miles via M56
- Manchester City Centre 24 miles via M56
- Liverpool City Centre 27 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: D

Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

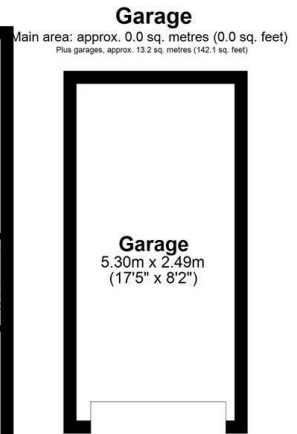
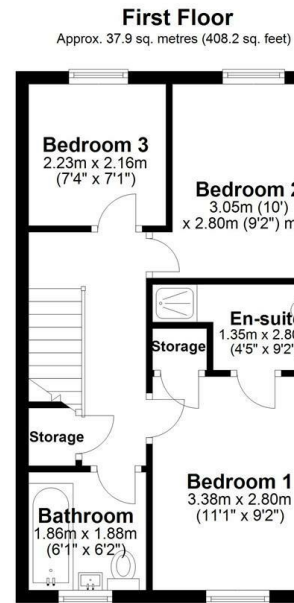
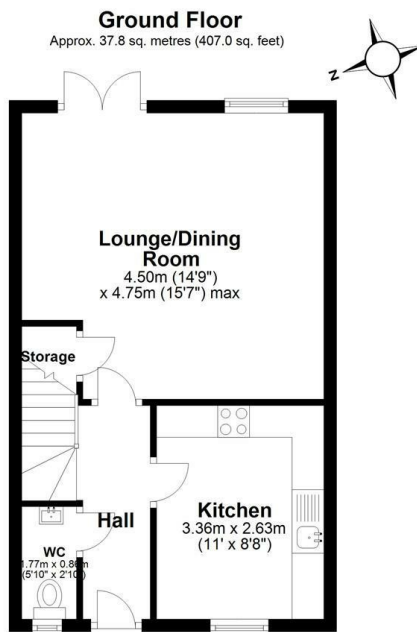
Not included in the asking price. These items may be available under separate negotiation.





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.



Main area: Approx. 75.7 sq. metres (815.2 sq. feet)
Plus garages, approx. 13.2 sq. metres (142.1 sq. feet)



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 91 |
| (81-91) B | 79 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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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