



Quarry Lane, Appleton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Chain
- Beautiful Views
- Close to Stockton Heath
- Tranquil Setting
- Freehold
- Prestigious Home
- Private Plot
- Three Bedrooms
- Close to Local Schools
- Detached Garage

DESCRIPTION

This prestigious, detached property is perfectly positioned in the highly sought after location of Appleton with Quarry Lane being a quintessential example of luxurious residential real estate. This decadent property boasts a private plot, and comprises of three bedrooms, three reception rooms and has the added benefit of a detached garage. Nestled within an exclusive neighbourhood, it exudes an air of prestige and tranquillity.

Access into this beautiful home is via a porch leading into the kitchen and breakfast room, which celebrates views of the woodland and golf course. This home allows a natural flow through the ground floor with the open plan dining room and lounge being the perfect place for cosy family gatherings. The dining room boasts patio doors which lead to the garden and has an abundance of natural light to create an inviting and airy ambiance throughout. Completing the downstairs is a separate family room which could be used for home working or a children's playroom, a pantry and WC.

To the first floor, you are presented with three spacious bedrooms, a four-piece family bathroom and ample storage throughout. Bedrooms one and three have multiple windows which fill the upstairs with natural light while bedroom two boasts built-in wardrobes.



GARDEN

Leading from the dining room, this garden boasts a patio area, providing an idyllic setting for relaxation and entertainment whilst offering a unique space to enjoy a morning coffee. This exclusive outdoor space is designed to maximize the stunning views and serene ambiance of the surrounding golf course, creating a seamless integration between the home and the picturesque landscape. To the front there is a lovely, sweeping driveway with meticulously maintained lawned areas with mature hedges, providing the ultimate privacy. The property also benefits from a detached garage and off road parking.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- 2.65m x 1.52m Porch
- 4.74m x 3.41m Lounge
- 2.74m x 4.48m Dining Room
- 5.80m x 3.94m Kitchen/Breakfast Room
- 4.45m x 3.94m Family Room
- 1.91m x 1.17m Pantry
- 6.12m x 4.24m Garage

FIRST FLOOR

- Landing
- 4.45m x 3.94m Bedroom One
- 4.74m x 2.77m Bedroom Two
- 3.00m x 3.94m Bedroom Three
- 2.71m x 2.80m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 132Mb (Via Virgin)

LOCATION - APPLETON

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

- Warrington Golf Club 5 minute walk
- Bridgewater High School 5 minute walk
- Stockton Heath Village 1 mile walk
- Walton Gardens 1 mile walk
- Warrington Town Centre 2 miles
- Manchester Airport 16 miles via M56
- Manchester City Centre 25 miles via M62
- Liverpool City Centre 21 miles via M62

(Distances quoted are approximate)



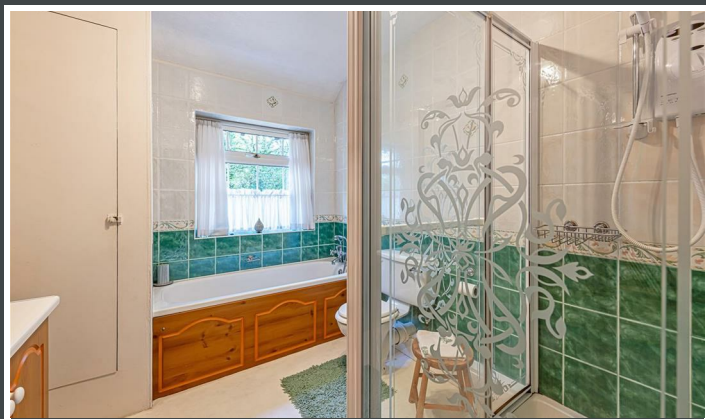
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Band: G
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.



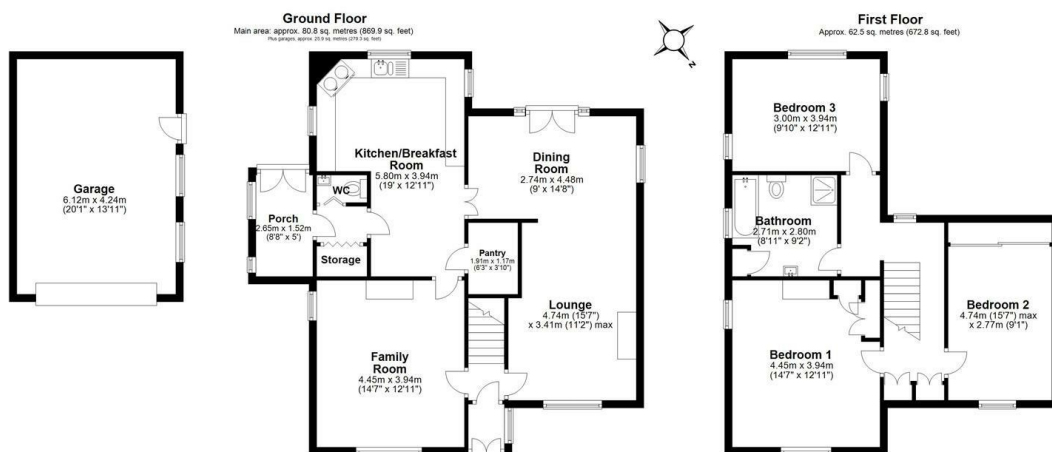






IMPORTANT NOTICE

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Main area: Approx. 143.3 sq. metres (1542.7 sq. feet)
Plus garages: approx. 29.9 sq. metres (323.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	46	71
England & Wales		
EU Directive 2002/91/EC		

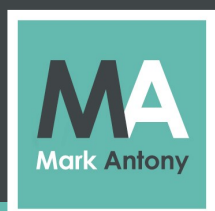
VIEWING ARRANGEMENTS

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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