



Baldwin Grove, Appleton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Property
- Family Home
- Immaculately Presented
- Generous Layout
- Driveway Parking
- Four Bedrooms
- Modern Interior
- Stunning Kitchen
- Freehold
- Desirable Location

INTERIOR

Upon entering this home, you are greeted by a spacious lounge, adorned with a beautiful bay window that floods the room with natural light, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the kitchen/ dining room, which has been tastefully designed and immaculately presented. This area features elegant French doors that open out to a stunning private garden, seamlessly blending indoor and outdoor living. The kitchen is equipped with a delightful breakfast bar, integrated worktops, bespoke shutters on the French doors, and sleek modern surfaces, making it a perfect space for both cooking and entertaining. Additionally, the convenience of a utility room and a downstairs WC enhances the practicality of this home.

The property boasts four generously sized bedrooms, with the first two featuring built-in wardrobes. The master bedroom benefits from an en-Suite bathroom, providing a private retreat. The second floor is home to the third and fourth bedrooms, which share a well-appointed bathroom, while a family bathroom completes the upper levels.

GARDEN

Outside, the garden is a true oasis, predominantly laid with lush lawn and complemented by a charming patio area, perfect for entertaining guests or relaxing in the sunshine. The garden enjoys complete privacy and is not overlooked, with serene views over Cann Lane Ponds. Situated in a quiet location close to The Dingle, the property also benefits from a garage and driveway parking, offering added convenience for both residents and visitors.

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.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: F

Tenure: Freehold

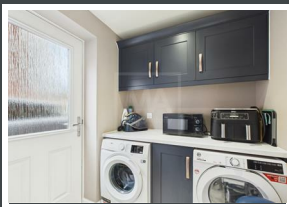
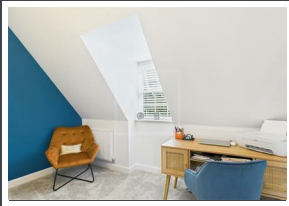
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.





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.



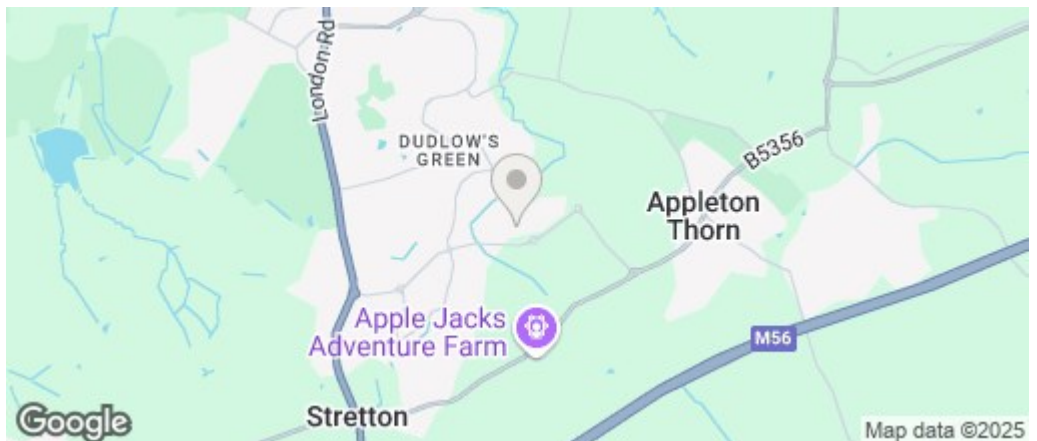
Approximate total area⁽¹⁾
1519 ft²
Reduced headroom
53 ft²

(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) A		93
(81-91) B	85	
(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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