



Hayling Close, Appleton Warrington, Cheshire



Mark Antony

SALES & LETTINGS AGENTS

HIGHLIGHTS

- Detached Family Home
- Four Double Bedrooms
- Stunning Home
- Beautiful Kitchen/Diner
- Close to Schools
- Large Garden
- Integrated Dishwasher
- Nearby Lovely Walks
- Garage
- Freehold

DESCRIPTION

A beautiful, detached home which celebrates a gorgeous, modern interior. This property boasts ample living space, a stunning kitchen diner and four fantastic sized bedrooms. With a lovely large garden, this property is the perfect family home.

Entrance into this beautiful home is via the welcoming hallway. The large lounge looks out to the front and has a great private outlook on to the cul de sac. To the rear is the show stopping kitchen/diner. The kitchen comes along with an integrated dishwasher. There are double French doors leading to the garden which allows natural light to flow through the room. The downstairs has the added benefit of a WC and utility room. There is a seamless flow throughout the ground floor which makes the home feel light and airy.

To the first floor there are four fantastic sized bedrooms, two of which are home to fitted wardrobes. Bedroom one celebrates a modern en suite. There is also a family bathroom.

GARDEN

Sitting on a fantastic sized plot, this property enjoys a private outlook and is in an enviable position. To the rear, there is a beautiful garden which enjoys the sun throughout the day. The space is mainly laid to lawn and celebrates a patio area creating the ideal place for alfresco dining. To the front, there is a driveway which is suitable for multiple cars and a garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 5.13m x 3.35m
- Kitchen 5.49m x 3.96m
- Utility Room
- WC

FIRST FLOOR

- Landing
- Bedroom One 3.35m x 3.33m
- En-suite 2.67m x 1.19m
- Bedroom Two 3.63m x 3.00m
- Bedroom Three 3.63m x 3.45m
- Bedroom Four 3.45m x 3.10m
- Bathroom 2.06m x 1.93m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 32Mb (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

- | | |
|--------------------------|------------------|
| • Stretton Fox | 1 mile walk |
| • Stockton Heath | 3 mile drive |
| • Warrington Town Centre | 5 miles |
| • Manchester Airport | 16 miles via M56 |
| • Manchester City Centre | 23 miles via M56 |
| • Liverpool City Centre | 29 miles via M62 |



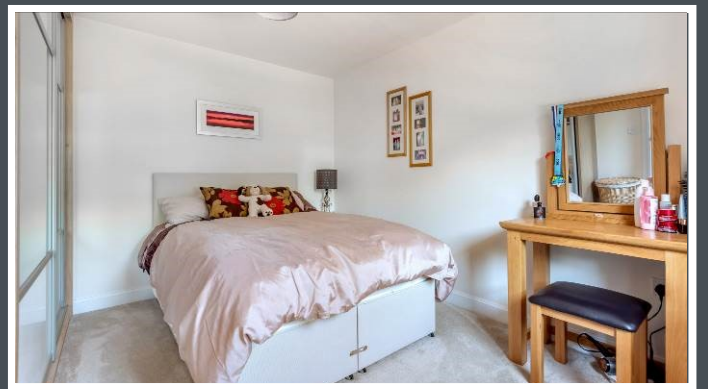
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: F
Tenure: Freehold
(to be confirmed by Solicitors.)

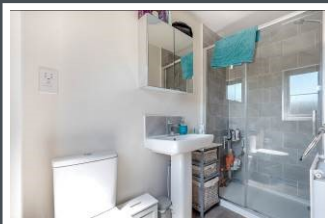
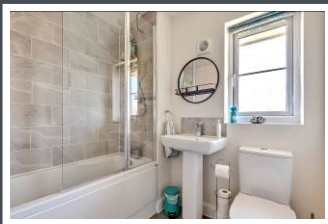
Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.



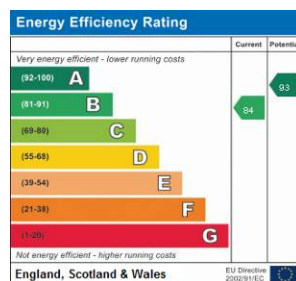
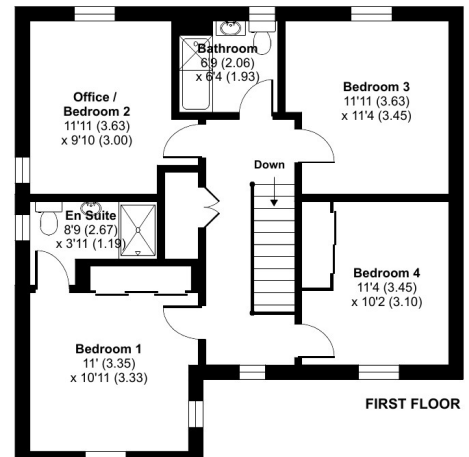
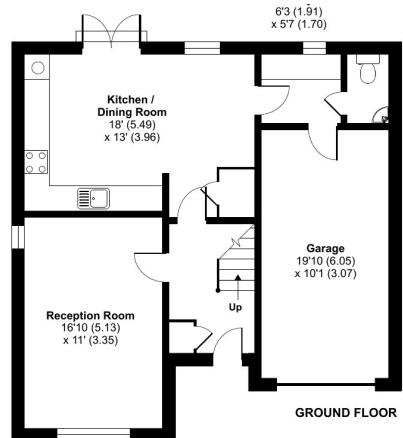






IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers 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.



VIEWING ARRANGEMENTS

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

OTHER SERVICES

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

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



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