



Chessington Close, Appleton Warrington, Cheshire



Mark Antony

SALES & LETTINGS AGENTS

HIGHLIGHTS

- Five Bedrooms
- Garden Room
- Family Home
- Great Plot
- Double Garage
- Close to Outstanding Schools
- Landscaped Garden
- Woodland Walks Nearby
- Ample Living Space
- Freehold



DESCRIPTION

The perfect opportunity to purchase a large family home. Set within walking distance to outstanding schools and boasting ample living space as well as an impressive five bedrooms. Situated on a beautiful plot and celebrates a landscaped garden. This excellent family home not to be missed.

Entrance into the home is via the welcoming hallway. the lounge looks out to the front of the property via a beautiful bay window. To the rear, there is a great-sized open plan kitchen/diner as well as a handy utility room and WC. The property benefits from a playroom which could be converted into a further sitting room. The garden room provides to perfect space to enjoy the views of the beautiful garden.

To the first floor bedroom one and two both celebrate ample space as well as fitted wardrobes and an en suite. There are three further good-sized bedrooms and a family bathroom. The first floor is home to a second lounge which has a Juliette balcony which is the perfect place to enjoys views of the garden



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 6.37m x 3.52m
- Play Room 4.03m x 2.55m
- Kitchen 2.81m x 5.15m
- Dining Room 4.03m x 2.68m
- Garden Room 3.87m x 4.70m
- Utility Room 1.87m x 1.83m
- WC 0.84m x 1.83m
- Garage 4.82m x 5.27m

FIRST FLOOR

- Landing
- Bedroom One 4.05m x 4.35m
- En-suite 2.09m x 1.87m
- Bedroom Two 4.19m x 3.20m
- En-suite 1.25m x 2.20m
- Second Lounge 2.87m x 5.00m
- Bedroom Three 3.55m x 3.21m
- Bedroom Four 3.55m x 2.09m
- Bedroom Five 4.19m x 2.12m
- Bathroom 1.65m x 2.20m

GARDEN

Sitting on an impressive plot, this home enjoys a beautifully landscaped garden which is surrounded by mature shrubbery providing ultimate privacy and creating a lovely tranquil space. The garden also enjoys a patio area, which is ideal for alfresco dining in the summer months. To the front, there is a large driveway suitable for multiple cars as well as a double garage.

LOCATION

Residents of Chessington Close enjoy a private path leading to the beautiful woodland walks through the “famous” Dingle. 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

- | | |
|---------------------------|------------------|
| • Bridgewater High School | 15 minute walk |
| • Stockton Heath | 1 mile walk |
| • Warrington Town Centre | 3 miles |
| • Manchester Airport | 14 miles via M56 |
| • Manchester City Centre | 21 miles via M56 |
| • Liverpool City Centre | 27 miles via M62 |

(Distances quoted are approximate)

Contents, Fixtures and Fittings

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



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Tax Band: F

Tenure: Freehold
(to be confirmed by Solicitors.)

SERVICES

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



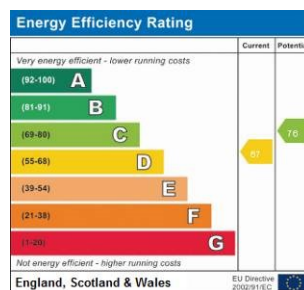
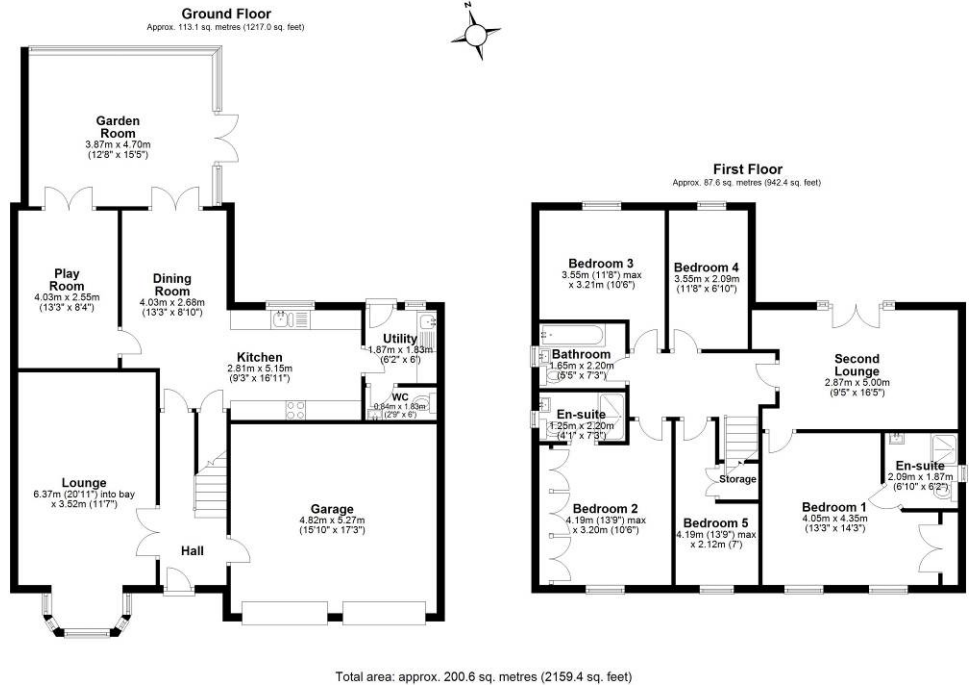






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VIEWING ARRANGEMENTS

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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