



# Hatfield Gardens, Appleton Warrington, Cheshire



mark antony  
SALES & LETTING AGENTS

## HIGHLIGHTS

- ▣ Prestige Family Home
- ▣ Sought After Location
- ▣ Beautifully Presented
- ▣ Four Double Bedrooms
- ▣ Two En-Suites
- ▣ Four Reception Rooms
- ▣ Outstanding Schools
- ▣ South Facing Garden
- ▣ Double Garage
- ▣ Driveway Parking

## DESCRIPTION

An imposing executive four bed property in the sought after location of Appleton, along a crescent of homes in a quiet cul-de-sac bounded by woodland and public open space. With four reception rooms, this beautiful family home has an abundance of versatile living space and is presented to a very high standard. This fantastic property is within close proximity of multiple outstanding schools and has fantastic motorway links for commuters.

The front door enters onto a welcoming hallway leading to a spacious lounge, dining room with bay window, a lovely kitchen/breakfast room and a utility room. There is also the added benefit of a fantastic family room, home office and two downstairs WCs. There is beautiful Amtico flooring throughout most of the downstairs, with wood flooring to the lounge. To the first floor there are four double bedrooms, two of which have en-suite facilities and a family bathroom.

## GARDENS

This fabulous home has wonderful south facing gardens which wrap around the side of the property providing plenty of outside space which benefits from backing onto maintained woodland. The garden is laid to lawn with mature borders, shrubs and trees and has decking, a gazebo and two block-paved patio areas perfect for alfresco dining. To the front of the property there is a further lawned garden with mature planting and a block-paved driveway leading to the double garage. Across from the house is public open space with a maintained playground for young children.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 67Mb (Via BT)



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- WC
- Lounge 8.10m x 3.91m
- Family Room 4.03m x 2.94m
- Dining Room 3.24m x 3.91m
- Kitchen 5.50m x 3.38m
- WC
- Utility Room 2.60m x 1.85m
- Office 2.42m x 3.21m

### FIRST FLOOR

- Landing
- Bedroom One 4.63m x 5.31m
- En-suite 2.08m x 2.67m
- Bedroom Two 3.37m x 4.00m
- En-suite 2.41m x 1.46m
- Bedroom Three 3.60m x 3.21m
- Bedroom Four 3.15m x 3.38m
- Bathroom 2.41m x 2.35m

## LOCATION

Appleton is a leafy suburb neighbouring Stockton Heath which is a vibrant village with very many shops, salons and eating places.

There are several highly regarded schools in the area and buses to those further afield including Altrincham and Manchester making it a prime location for families.

The M56 and M6 motorways are only minutes away, and Warrington railway stations and Manchester Airport just short taxi rides away meaning Appleton can provide a base both for those who may work in the North West and those who work in London or internationally too.

Trains to and from London Euston run frequently with travel time under 2 hours - faster than from Manchester or Stockport.

Stockton Heath and nearby golf clubs, leisure centres, hotels and a range of family pubs make Appleton ideally located for play as well as work.

## DISTANCES

- Stockton Heath 2 miles
- Warrington Town Centre 4 miles
- Manchester Airport 14 miles via M56
- Chester City Centre 20 miles via M56
- Manchester City Centre 22 miles via M56
- Liverpool City Centre 27 miles via M62

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Tax Band:** G

**Tenure:** Freehold

(to be confirmed by Solicitors.)

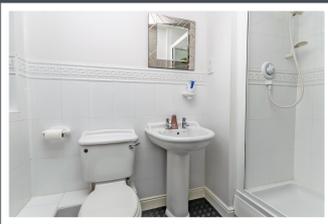
### Contents, Fixtures and Fittings

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



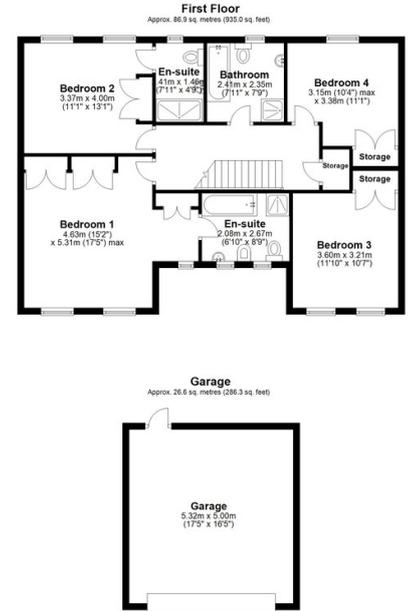




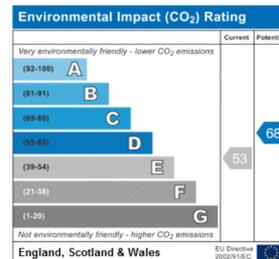
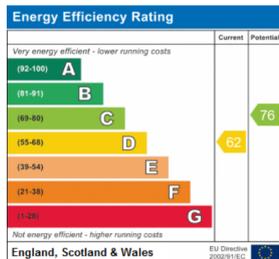


**IMPORTANT NOTICE:**

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.



Total area: approx. 221.7 sq. metres (2386.4 sq. feet)



**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



**mark antony**  
SALES & LETTING AGENTS

82 London Road, Stockton Heath, Warrington  
Office@MarkAntonyEstates.com  
www.MarkAntonyEstates.com  
Tel: **01925 267070**