



## Hatfield Gardens, Appleton Warrington, Cheshire



**Mark Antony**

SALES & LETTINGS AGENTS



## HIGHLIGHTS

- No Chain
- Freehold
- Four Bedrooms
- Corner Plot
- Close to Local Schools
- Family Home
- Immaculate Condition
- Double Garage
- Desirable Location
- Private and Secluded

## DESCRIPTION

With no onward chain this stunning home is pure indulgence and is perfectly positioned in a highly regarded area of Appleton in a quiet cul de sac. This impressive home boasts four bedrooms, three reception rooms and benefits from an extended dining room, which has been finished to an immaculate standard. Being within close proximity to the local amenities and schools, this home is ideal for the growing family.

Access into this executive home is via a beautiful hallway which allows access to all rooms on the ground floor. Both the family room and lounge celebrate a beautiful bay window, which allows the natural light to enter, making this a bright and airy space. The spacious kitchen celebrates a modern and sleek feel and boasts a fabulous island, perfect for entertaining family and friends as well as a double oven and integrated appliances. Following the natural flow of this home, the dining room is the real heart of this home and celebrates a beautiful, feature window and sky lights. The ground floor also features a utility room and WC.

To the first floor you are presented with a gorgeous, galleried landing, which allows access into all four bedrooms and family bathroom. All bedrooms boast integrated storage whilst bedroom one and two celebrate an en suite bathroom.

## GARDEN

Sitting on a very enviable plot, this wrap around garden enjoys privacy and is surrounded by woodland, making this area peaceful and quiet. There is the perfect mixture of lawn and patio with a brick built BBQ area, which is ideal for entertaining guests in the warm summer months. This garden is also home to a beautiful, new summer house, which has a versatile space for all the family to enjoy. To the front there is a substantial driveway suitable for multiple cars along with a double garage.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall 3.29m x 4.00m
- Lounge 4.44m x 4.81m
- Family Room 2.92m x 3.69m
- Kitchen/Dining Room 4.07m x 6.33m
- Dining Room 3.67m x 4.39m
- Utility Room 2.15m x 1.96m
- WC 2.15m x 1.01m

- Garage 5.00m x 5.36m

### FIRST FLOOR

- Landing
- Bedroom One 4.12m x 3.50m
- En-suite 2.46m x 1.47m
- Bedroom Two 3.10m x 3.04m
- En Suite 1.47m x 2.02m
- Bedroom Three 2.92m x 3.76m
- Bedroom Four 3.10m x 2.34m
- Bathroom 1.66m x 3.35m

## SERVICES

Gas Central Heating  
Mains connected: Gas, Electric, Water  
Drainage: Mains  
Broadband Availability: Up to 74Mb (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

- |                          |                  |
|--------------------------|------------------|
| • Warrington Golf Club   | 10 minute walk   |
| • Stockton Heath         | 2 mile walk      |
| • Warrington Town Centre | 4 miles          |
| • Manchester Airport     | 15 miles via M56 |
| • Chester City Centre    | 21 miles via M56 |
| • Manchester City Centre | 22 miles via M62 |
| • Liverpool City Centre  | 27 miles via M56 |

(Distances quoted are approximate)

## GENERAL INFORMATION

- |                          |  |
|--------------------------|--|
| <b>Local Authority:</b>  | Warrington Borough Council                   |
| <b>Council Tax Band:</b> | G  |
| <b>Tenure:</b>           | Freehold<br>(to be confirmed by Solicitors.) |

## Contents, Fixtures and Fittings

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



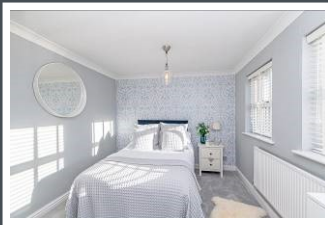






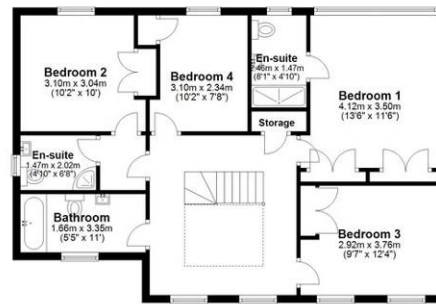




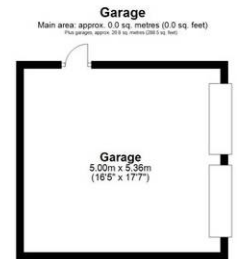


### IMPORTANT NOTICE:

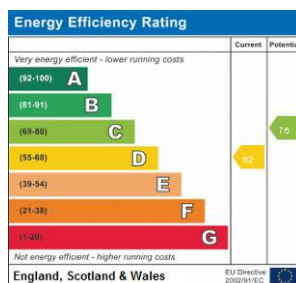
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Main area: Approx. 176.8 sq. metres (1902.8 sq. feet)  
Plus garages, approx. 26.8 sq. metres (288.5 sq. feet)



Garage  
Main area: approx. 10.0 sq. metres (107 sq. feet)  
Plus garage, approx. 26.8 sq. metres (288.5 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



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