



Shire Cottages, Red Lane Warrington, Cheshire



mark antony

SALES & LETTING AGENTS

HIGHLIGHTS

- Charming Cottage
- Stylish Kitchen
- Three Bedrooms
- En Suite Master
- Artificial Turf
- Secluded Area
- Close to Stockton Heath
- Generous Garden
- Off Road Parking
- Great Location

DESCRIPTION

A beautiful and charming cottage in the sought-after location of Appleton. This fabulous home has been lovingly renovated throughout in a way that is stylish and modern yet still boasts that traditional 'cosy cottage' feel. With an abundance of living space and three bedrooms, this really is a perfect family home in an extremely enviable position.

Access into this stunning property is via a bright and welcoming hallway leading to a large open plan kitchen / dining area, contemporary living room, a study / office and the added benefit of a downstairs WC. To the first floor there are three fantastic sized bedrooms, an en suite and family bathroom.

GARDEN

To the front of this wonderful home there is a superb open-garden which is mainly laid to lawn with artificial turf it also features a lovely patio area with pergola, perfect for alfresco dining. At the bottom of the garden there is a large driveway enough for multiple vehicles.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 3.51m x 5.37m
- Dining Kitchen 3.51m x 8.21m
- Utility Room 3.51m x 1.48m
- WC

FIRST FLOOR

- Landing
- Master Bedroom 3.68m x 4.92m
- En-suite 3.48m x 1.76m
- Bedroom Two 2.65m x 4.77m
- Bedroom Three 3.48m x 3.04m
- Bathroom 3.48m x 1.79m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Septic Tank
- Broadband Availability: Up to 67Mb (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

- | | |
|--------------------------|--------------------|
| • Stockton Heath | 15-minute walk |
| • Walton Gardens | 17 minute walk |
| • Warrington Town Centre | 2.6 miles |
| • Manchester Airport | 16.1 miles via M56 |
| • Manchester City Centre | 23.2 miles via M56 |
| • Liverpool City Centre | 21.4 miles via M62 |
| • Chester City Centre | 20.9 miles via M56 |

(Distances quoted are approximate)

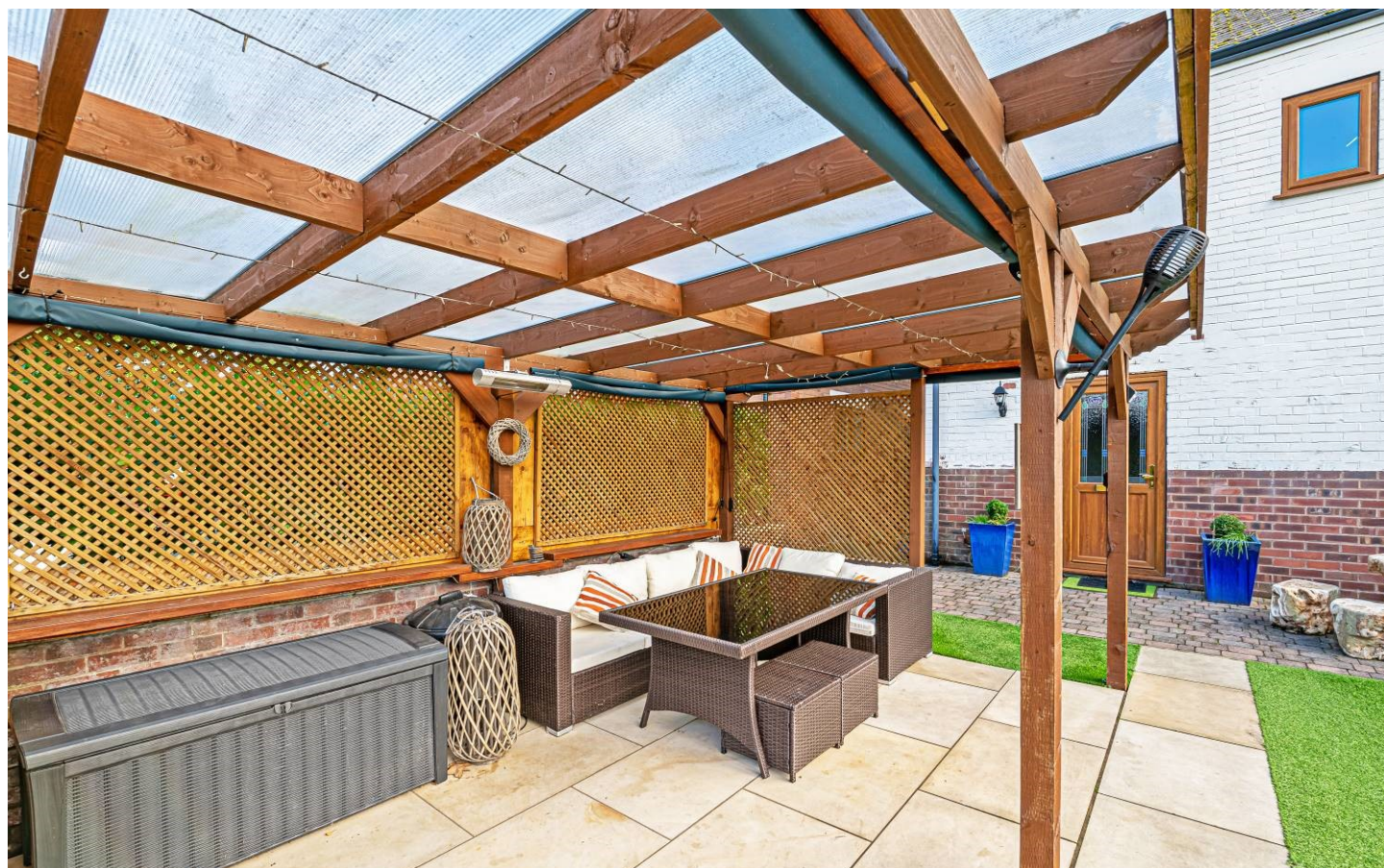


GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: E
Tenure: Freehold

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. 127.4 sq. metres (1371.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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