



17 Waterside, Appleton Warrington

Canalside Property • Semi Detached • Three Bedrooms • Gorgeous Views To The Rear • Substantial Garden • Open Plan Living Spaces • Two Bathrooms And W.C • Freehold Title • Close To Stockton Heath Village • Private Driveway



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Upon entering, you are welcomed by a bright and airy entrance hallway that leads through to the spacious lounge. Bathed in natural light, this inviting reception room features a log-burning stove, creating a warm and cosy focal point. Continuing through the property, you arrive at the heart of the home: a superb open-plan kitchen, breakfast, and dining area. The stylish kitchen is fitted with sleek cabinetry, providing ample storage and generous worktop space. The adjoining dining area is equally impressive, featuring French doors that open directly onto the garden, creating a seamless connection between indoor and outdoor living. There is also versatile space that could be utilised as a second reception area. The ground floor is further enhanced by a separate utility and a convenient WC. To the first floor, the property continues to impress with three well-proportioned bedrooms. Each bedroom benefits from built-in storage and is served by a three-piece family bathroom. The principal bedroom is a particular highlight, featuring a luxurious en-suite shower room.



EXTERIOR

Externally, the property truly comes into its own with a substantial and beautifully established rear garden backing directly onto the picturesque Bridgewater Canal. Predominantly laid to lawn and bordered by mature trees, shrubs, and colourful planting, the garden offers a wonderful sense of privacy and tranquillity. A charming seating area positioned at the water's edge provides the perfect spot to enjoy the ever-changing canal-side scenery. Established fruiting pear and apple trees, and prolific raspberry canes provide fruit from May to September whilst a secure fence along the canal edge provides safety for families, with a gate for access.

In accordance with the Estate Agents Act 1979 and our commitment to transparency, we disclose that the owner of this property is an associate to Mark Antony Estates.

LOCATION:

Nestled south of Warrington town centre, this upmarket village is surrounded by picturesque countryside. It boasts an impressive selection of independent shops and boutiques and benefits from convenient amenities including a supermarket and post office. Residents also have a vast array of restaurants and bars on the doorstep, offering anything from a casual and relaxed setting to a more cosmopolitan night out. The village is a sought-after location for families, thanks to the number of parks within easy walking distance and outstanding local schools. It is also ideal for young professionals who benefit from the excellent amenities and transport connections.

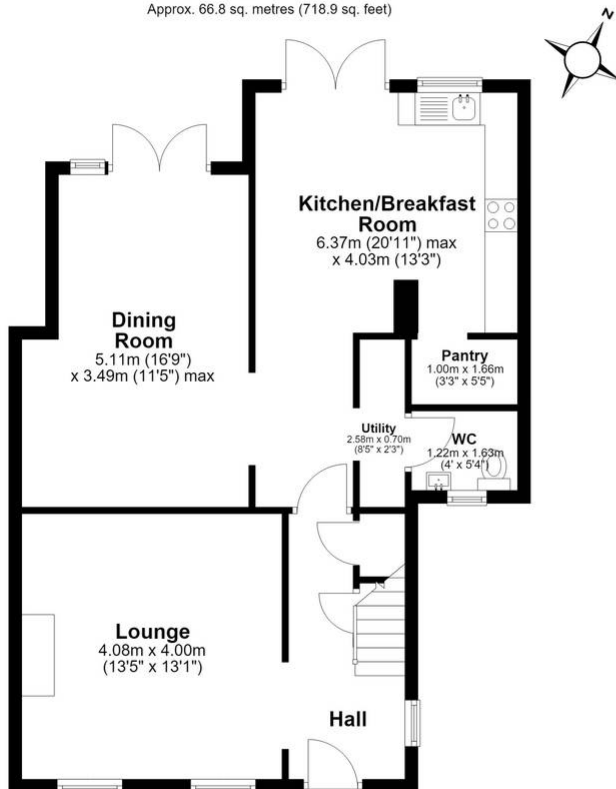
GENERAL INFORMATION:

- › Council Tax band: D
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: D



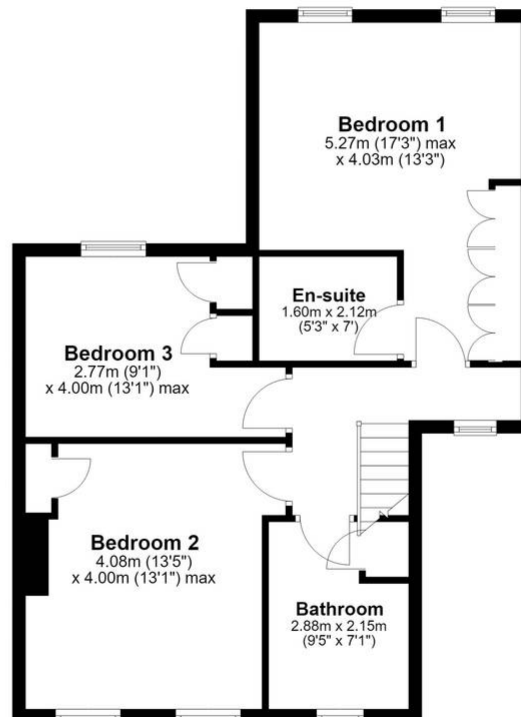
Ground Floor

Approx. 66.8 sq. metres (718.9 sq. feet)



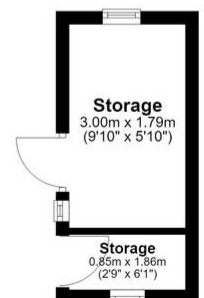
First Floor

Approx. 59.8 sq. metres (643.7 sq. feet)



Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings, approx. 7.1 sq. metres (76.7 sq. feet)



Main area: Approx. 126.6 sq. metres (1362.7 sq. feet)

Plus outbuildings, approx. 7.1 sq. metres (76.7 sq. feet)

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.

Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.

Items may be available under separate negotiation.