



Fairways, Appleton, WA4 5HA

Offers Over £600,000

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A rare opportunity to acquire a substantial, Ashall built detached family home occupying a prime position on Fairways, Appleton.

The immaculate accommodation extends to over 2000 sqft, and briefly includes; entrance porch & reception hall, cloaks / WC, lounge, dining room, conservatory, kitchen / breakfast room, utility, a spacious first floor landing, four well proportioned bedrooms and a four piece family bathroom. Outside there is driveway parking for several cars at the front, a tandem double garage and a superb private South facing garden at the rear.

Early Viewing Essential. No Chain Delay With This Sale.

Local Area Information

Appleton Park is one of the most sought after locations in South Warrington. This well established residential area is served by a local centre at Dudlows Green Road, benefits from excellent local schooling and is ideally placed for access to Warrington Golf Club.

Stockton Heath village is close to hand and boasts a first class range of shopping, schooling and recreational facilities. The nearby motorway system brings Manchester, Liverpool, Chester etc. within easy commuting distance and there are fast and frequent train services to London from local stations. Manchester International Airport can be reached in about twenty minutes by car and the area is surrounded by glorious Cheshire countryside.

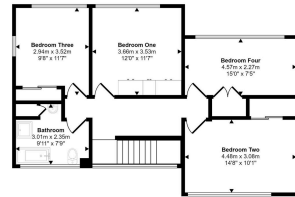
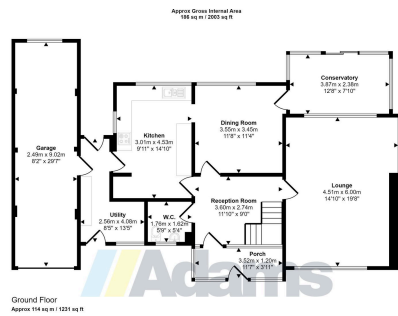
Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate and are not





The floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and of any items are approximate and responsibility is taken for any errors, omissions or mis-statements. None of these will constitute an offer or representation and you may not look like the floor plan. Made with Blue Sky 360.

- Substantial Detached Home
- Prime Appleton Location
- Immaculate Presentation
- Two Reception Rooms + Conservatory
- Kitchen / Breakfast Room
- Utility & Cloaks / WC
- Four Well Proportioned Bedrooms
- Double Tandem Garage + Driveway
- South Facing Rear Garden
- No Chain Delay



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	