

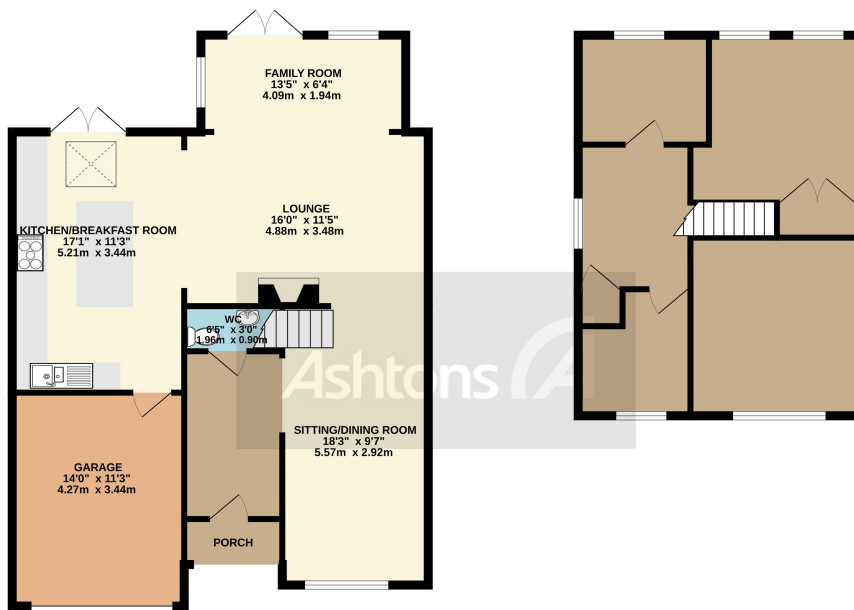


*36 Snaefell Rise, Appleton, Warrington, Cheshire.  
WA4 5BW.  
£430,000*



BEAUTIFULLY PRESENTED | THREE BEDROOMS | EXTENDED ACCOMMODATION |  
NEWLY FITTED BOILER | FLEXIABLE LAYOUT | OFF ROAD PARKING AND GARAGE |  
PRIVATE REAR GARDEN AND PATIO | GROUND FLOOR WC |





TOTAL FLOOR AREA: 1363 sq.ft. (126.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over the years.  
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This stunning detached home features an open plan arrangement, creating a spacious and contemporary living environment. The focal point of the house is a stylish breakfast kitchen with a central island, providing a functional and aesthetically pleasing space for cooking and dining. The kitchen is thoughtfully designed with modern fixtures and fittings. The property boasts a generous lounge, offering ample space for relaxation and entertainment. Additionally, there is a separate dining room, providing a designated area for formal meals or gatherings with family and friends.

Upstairs, you will find three well-proportioned bedrooms. These rooms are designed to accommodate comfortable living and provide a peaceful retreat for the residents. The master bedroom provides built-



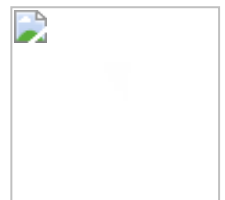
*Contact your local office to arrange a viewing:*

- Padgate: 01925 479334
- Great Sankey: 01925 454300
- Winwick: 01925 232146
- Stockton Heath: 01925 453400
- St.Helens: 01744 754120
- Wigan: 01942 498862
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**Viewing Arrangements**  
 Viewing is strictly by appointment only through Ashtons Estate Agency.

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independent shops. There are also several schools, both primary and secondary, in and around the area, providing educational opportunities for families.

For outdoor enthusiasts, Appleton is surrounded by beautiful green spaces and countryside. The nearby Walton Hall and Gardens is a popular destination, featuring a stately home, extensive gardens, a zoo, and a children's play area. Residents can also enjoy leisurely walks or cycling along the nearby Bridgewater Canal or explore the expansive Cheshire countryside.

Transportation links in Appleton are convenient. The area is well-connected by road, with easy access to the M6 and M56 motorways, providing links to major cities and towns in the region. The nearby Warrington Bank Quay and Warrington Central railway stations offer regular train services to Manchester, Liverpool, and other destinations. Additionally, Manchester Airport is within a reasonable distance, making international and domestic travel easily accessible.

Overall, Appleton offers a desirable residential location with its combination of peaceful surroundings, access to amenities, and good transportation links, making it an attractive choice for individuals and families seeking a suburban lifestyle in Cheshire.

Situated in a cul-de-sac position, this property offers a quiet and low-traffic environment, ensuring a peaceful living experience. Cul-de-sacs are typically designed to minimize through-traffic, making them safe and desirable for families or individuals seeking a peaceful neighborhood.

Overall, this detached home offers a blend of stylish design, functional spaces, and a desirable location, making it an appealing choice for those looking for a contemporary and comfortable living experience.