

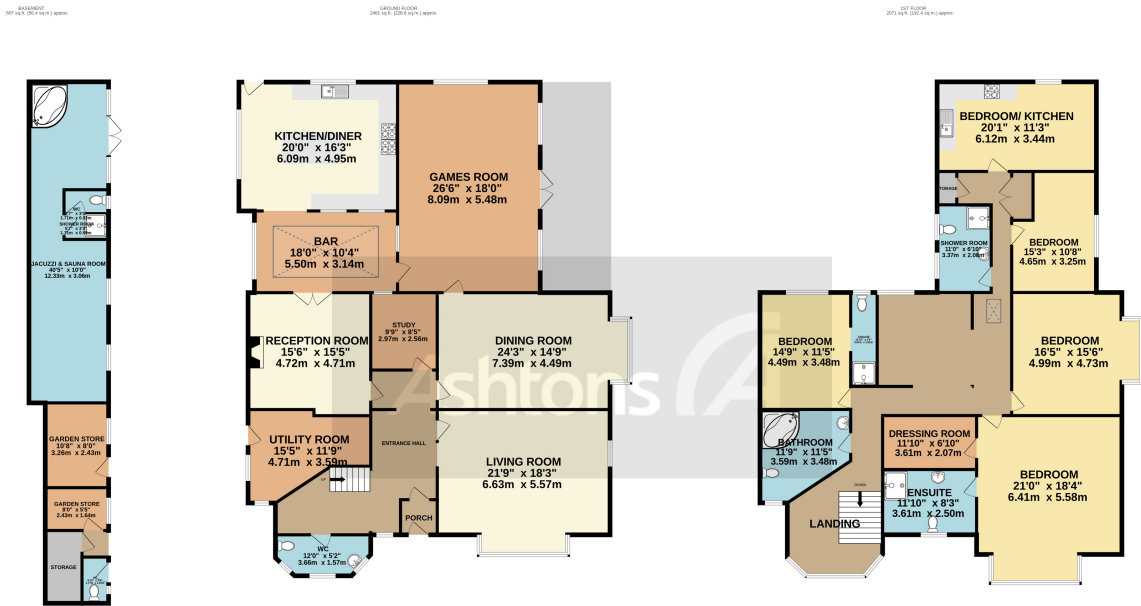


*181 Brantwood, London Road, Appleton,  
Warrington, Cheshire. WA4 5BJ.  
£1,295,000*



RARE OPPORTUNITY | INDIVIDUALLY DETACHED HOME | PRIVATE SETTING | HIGHLY  
SOUGHT AFTER LOCATION | LARGE RECEPTION ROOMS | 4500 OF SQFT  
ACCOMMODATION | FIVE BEDROOMS / FOUR BATHROOMS | DOUBLE DETACHED





TOTAL FLOOR AREA : 5139 sq.ft. (477.4 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 as to their operability or efficiency can be given.  
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'Brantwood' is a spacious and impressive property located in close proximity to Stockton Heath village centre. Its prime location offers easy access to the amenities and attractions of the village. Built in 1910 in the distinctive William Morris 'Arts and Crafts' architectural style, the house showcases many original features that add to its charm and character.

The accommodation spans an impressive 4500 square feet and offers a high standard of living space. Upon entering the property, you are greeted by an entrance porch and hall, leading to various areas including a cloakroom with WC, a study, and three generously sized reception rooms. These reception rooms provide ample space for entertaining and relaxation. Additionally, there is a well-appointed



**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
- Culcheth: 01925 764744
- Ashton-In-Makerfield: 01942 364446
- Newton-Le-Willows: 01925 907770
- Commercial Office: 01925 907709
- Lettings Head Office: 01925 873533
- Financial Services: 01925 221234

**Viewing Arrangements**  
 Viewing is strictly by appointment only through Ashtons Estate Agency.

**Disclaimer Property Details**  
 These particulars, whilst being believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 Speak to a mortgage expert in your local office.

**Ashtons Financial Services**

The village centre of Stockton Heath is a bustling hub with a vibrant atmosphere. It offers a wide range of amenities, including boutique shops, supermarkets, independent retailers, cafes, restaurants, pubs, and bars. There are also various professional services available, such as banks, pharmacies, and healthcare facilities.

Stockton Heath is known for its thriving social scene and nightlife, with numerous bars and restaurants offering a diverse range of cuisines and entertainment options. The village attracts visitors from neighboring areas who come to enjoy its lively atmosphere and dining opportunities.

Additionally, Stockton Heath is surrounded by beautiful green spaces and parks, providing opportunities for outdoor activities and leisurely walks. The nearby Bridgewater Canal adds to the charm of the area and offers picturesque views and walking paths.

The village is also well-regarded for its educational facilities, with several primary and secondary schools serving the local community. There are also good transport links, including regular bus services, allowing for easy access to nearby towns and cities.

Overall, Stockton Heath offers a desirable location with its combination of convenience, amenities, and attractive surroundings. It provides a vibrant and welcoming community, making it an appealing place to live or visit.