



*64 Highfield Avenue, Appleton, Warrington,
Cheshire. WA4 5DU.
Offers in Excess of £450,000*

Extended Semi-Detached | Four Bedrooms | Sought After Appleton Location | Open Plan Kitchen /
Dining Room | Freehold Property | Close to Local Amenities | En-Suite Bedroom |



GROUND FLOOR
1019 sq.ft. (94.7 sq.m.) approx.

1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 1489 sq.ft. (138.4 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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This fantastic four-bedroom property comes with a generous westerly-facing rear garden. A superb Ashall-built semi-detached family house located in a quiet residential area. To the rear is a stunning extension that provides a generous dining kitchen with access to the garden. Furthermore, there is a spacious lounge/diner leading into the garden room. Downstairs bedroom with en-suite facility and cloakroom WC off the entrance hallway. On the first floor, there are three bedrooms and a family bathroom. Garden to the front and off-road parking.

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



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
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