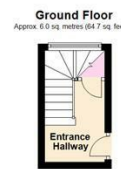
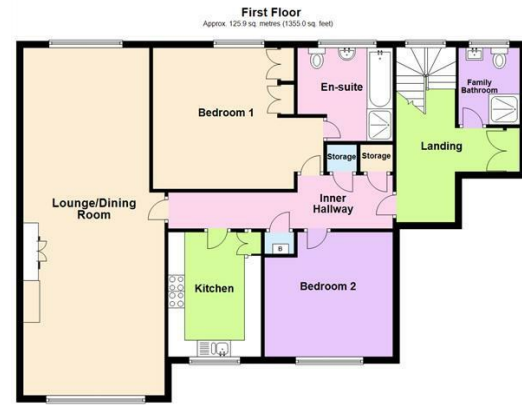


Appleton



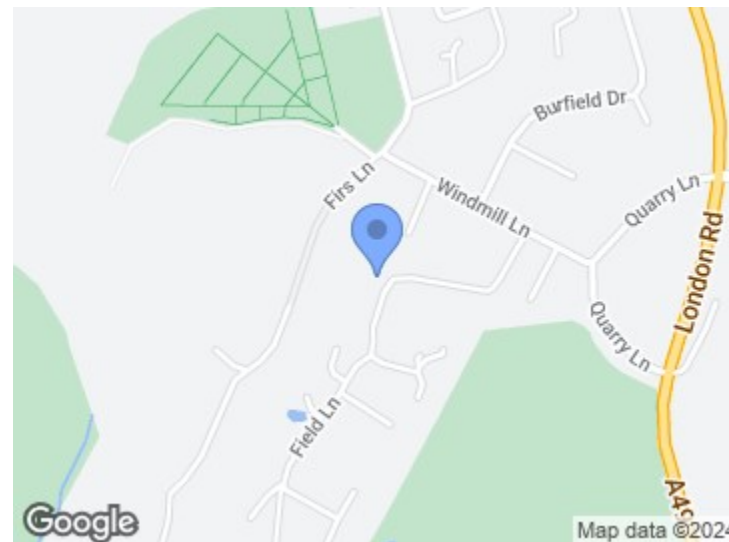
Total area: approx. 131.9 sq. metres (1419.8 sq. feet)

Location

Appleton is a leafy suburb neighbouring Stockton Heath which offers a range of associated amenities including retail outlets, restaurants, bars and borders onto Walton Hall Gardens. For more comprehensive shopping needs the larger commercial town of Warrington is also readily accessible together with access to the M6/M56 motorway networks and subsequently to Manchester and Liverpool Airports.

Appleton is home to Fox Covert Cemetary, known locally as 'Hillcliffe' which offers an excellent vantage point across Warrington. This makes it a hot-spot for a range of occasions including New Year's Eve and Bonfire Night. The area was first listed in the Domesday Survey of 1086 under the name 'Epeltune' which translates to 'the tun where the apples grew.'

Home to a golf club and leisure centre Appleton is ideally located for a range of great amenities. There are also four highly regarded schools in the area, making it a prime location for families.



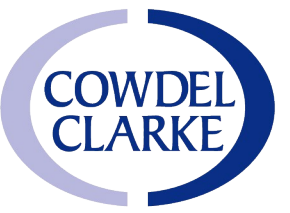
Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	75	81

Environmental Impact (CO ₂) Rating		Current	Potential
Vary environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

One of Appleton's FINEST LOCATIONS | SUPER SIZE First Floor Accommodation | OPEN PLAN 34' Lounge & Dining Room | Private Lobby & Staircase | BEAUTIFULLY MANICURED Communal Gardens & Garage. Sure to make downsizing more rewarding, this substantial purpose built apartment affords spacious accommodation accessed from the ground floor via a private hall and staircase to the lobby which in turn leads to the lounge / dining room, fitted kitchen, two double bedrooms, en-suite to the master and a further bathroom.

£299,950

Appleton Field Lane



Accommodation

A suburb first floor apartment set within a prestigious part of Appleton, this highly desirable apartment boast over 1100sqft of living accommodation. Large welcoming entrance hall, spacious lounge/dining room feature fire, kitchen with integrated appliances, separate WC and bathroom with shower cubicle. Garage and communal gardens to the front and rear.

Entrance Hall

17'2" x 12'5" (5.254 x 3.798)
Post box, meter cupboard, storage cupboard, carpeted flooring and front door with frosted glazed panels and adjacent window.

Lounge/Dining Room

34'3" x 13'10" (10.448 x 4.238)
Double glazed window to the front and rear elevation, coal effect gas fire with raised marble hearth, marble insert and decorative surround, ceiling coving, two radiators, two ceiling lights, built in storage unit.

Kitchen

12'3" x 9'3" (3.742 x 2.841)
Range of matching base, drawer and eye level units with integrated appliances including a Range cooker with extractor above, one and half bowl single sink draining unit with tap set within a heat resistant roll edge work surface. Plumbing for an automatic washing machine, double glazed window to the front elevation, partially tiled walls.

Bedroom One

16'9" x 13'11" (5.117 x 4.251)
Double glazed window to the front elevation, radiator, ceiling coving, fitted wardrobes.

En Suite

9'10" x 9'2" (3.018 x 2.810)
Two frosted double glazed windows, panelled bath, shower cubicle with electric shower.

Bedroom Two

10'9" x 12'3" (3.283 x 3.752)
Double glazed window to the front elevation, radiator, ceiling coving.



Shower Room

7'6" x 6'1" (2.309 x 1.872)
Walk in shower cubicle with shower, pedestal wash hand basin, low level wc, frosted double glazed window to the rear elevation with fitted glazed panels, partially tiled walls.

Communal Gardens

Beautiful communal gardens to the rear mainly laid to lawn with peaceful seating area, further lawned gardens to the front and bin store.

Garage

A single garage with up and over door.

Tenure

Leasehold

Services

No tests have been made of main services, heating systems or associated appliances, neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchasers is advised to obtain verification from their solicitor or surveyor.

Local Authority and Tax Band

Warrington Borough Council, Tax Band D

Postcode

WA4 5JR

Vacant Possession

Vacant upon completion

Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.