

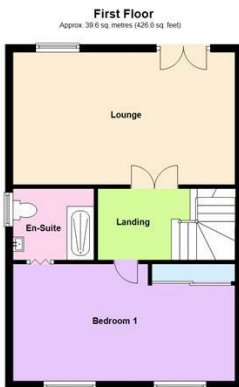
Appleton

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. St Matthews Primary School and Bridgewater High School are within an easy walk from the property. The property boasts many walks locally, the parkland area surrounding is managed by Pewterspear Green Trust. Also within walking distance is a Children's play area. 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 Appleton: Bridgewater High School, Broomfields Junior School, St Monica's Catholic Primary School and Cobbs Infant and Nursery School. making it a prime location for families.



Energy Efficiency Rating		Current	Potential
Very 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		75	76
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very 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	



A MUST TO VIEW | 'GEORGIAN' Style Three Storey TOWNHOUSE | Full Programme of REFURBISHMENT | 'SHAKER' Style Dining Kitchen & CENTRE ISLAND with QUARTZ | REPLACEMENT BATH & SHOWER ROOMS | FOUR DOUBLE BEDROOMS | VERSATILE LAYOUT. This impressive home commands excellent family accommodation presented to a high standard including an entrance hallway, WC, family room, dining kitchen, garden room and utility. The first floor includes the lounge and main bedroom suite with stylish en-suite whilst to the second floor there are three further bedrooms, en-suite to the guest bedroom and a further bathroom. Low maintenance gardens and a garage.

£460,000

Appleton Pewterspear Green Road



Accommodation

Occupying a semi-rural location situated on what is locally known as 'The Avenue', this tree lined road was the cornerstone of this recognised development built by Messrs 'Bryant Homes' in the early 2000s. Designed and built in a 'Georgian' style including period reflective features but not limited to a pillared entrance, sash windows, high ceilings and decorative stone work.

During our clients' tenure, this Georgian style townhouse has embraced a comprehensive programme of refurbishment resulting in a superbly appointed home in line with today's expectations. Recent additions include a 'Shaker' style kitchen complete with centre island, replacement bathrooms and new flooring throughout all of which will enhance the overall saleability.

Presented over three storeys, this well proportioned property is as big, if not larger than some detached homes locally with accommodation including an entrance vestibule with stone flagging, bin store and a 'Composite' door leading into the entrance hallway featuring 'Karndean' flooring, cloakroom with a 'Savoy' two piece suite, family room again with 'Karndean', dining kitchen complete with a centre island in Quartz and a fine selection of integrated appliances, garden room and utility. The first floor comprises a generous landing with double doors leading into the lounge with a 'Juliet' balcony and the main bedroom with a feature wall and beautiful en-suite. The second floor provides a guest bedroom with dressing room and en-suite, two further bedrooms and a bathroom. Externally, there is a Georgian style open plan, low maintenance garden whilst to the rear there is an enclosed low maintenance garden which can access the garage.

Ground Floor

Entrance Porch

'Georgian' style twin pillared entrance leading to the:

Entrance Vestibule

5'4 x 3'7 (1.63m x 1.09m)

Stone flagging, courtesy light and timber double doors providing access to the:

Bin Store

4'4 x 2'6 (1.32m x 0.76m)

Meter cupboard.

Entrance Hallway

12'4 x 8'8 (3.76m x 2.64m)

A most appealing reception access through a 'Composite' front door with both inset twin frosted double glazed panels and a further panel above streaming further light. Tile effect 'Karndean' flooring. Turning staircase to the first floor with a painted balustrade and spindles, understairs cloaks cupboard, ceiling coving and a central heating radiator with cover.

WC.

5'1 x 3'9 (1.55m x 1.14m)

Tradition 'Savoy' suite including a wash hand basin mounted on the elegant chromed steel and glass basin stand with splashback tiling, in addition to a matching low level WC. Period reflective tiled flooring, chrome ladder heated towel rail, spotlights and an extractor fan.

Family Room

13'0 x 12'1 (3.96m x 3.68m)

'Karndean' flooring in a 'plank' design, double glazed sash bay window to the front elevation with shutters, ceiling coving and a central heating radiator and cover.

Dining Kitchen

19'2 x 11'5 (5.84m x 3.48m)

Recently installed 'Shaker' style kitchen fitted with a range of matching base, drawer, eye level units with concealed lighting and a pantry cupboard complimented with a 'centre island' providing further cupboard and drawer storage in addition to a 'Quartz' work surface. Integrated appliances including a four ring induction hob with an extractor above, twin ovens, wine cooler, dishwasher and a fridge/freezer. Sunken sink unit with a 'Quooker' tap set in a 'Quartz' work surface with matching splashback, cupboard housing the wall mounted 'Baxi Platinum' gas boiler and a cupboard for recycling and rubbish. Tile effect 'Karndean' flooring, inset lighting, double glazed window to the rear elevation, ceiling coving, central heating radiator with cover and an archway to the:

Garden Room

9'2 x 6'6 (2.79m x 1.98m)

Benefitting from a replacement roof with two double glazed 'Velux' windows, this versatile room includes PVC double glazed 'French' doors with matching adjacent panels in addition to further PVC double glazed windows providing extra light. Tile effect 'Karndean' flooring, inset lighting, contemporary vertical radiator and a wall light point.



Utility Room

6'2 x 5'0 (1.88m x 1.52m)

Stainless steel single sink drainer unit with mixer tap set in a heat resistant, roll edge work surface with a tiled splashback, matching base level cupboard and adjacent spaces for a washing machine and dryer. Tile effect 'Karndean' flooring, central heating radiator and an extractor fan.

First Floor

Landing

11'11 x 7'1 (3.63m x 2.16m)

Staircase to the second floor, central heating radiator and double doors to the:

Lounge

19'2 x 11'6 (5.84m x 3.51m)

Double glazed 'French' doors opening onto the 'Juliet' balcony with shutters, in addition to a double glazed sash window again to the rear elevation with shutters, 'Quick Step' flooring, ceiling coving and two central heating radiators with covers.

Bedroom One

19'2 x 10'4 (5.84m x 3.15m)

A most generous size including a large double wardrobe with sliding doors providing hanging and shelving space, feature panelled wall to eye level, 'Luxury Vinyl Tile (LVT)' flooring, two sash double glazed windows to the front elevation and two central heating radiators with covers.

En-Suite Shower Room

7'1 x 7'0 (2.16m x 2.13m)

Recently replaced suite including an oversized tiled cubicle with a thermostatic shower and pan, wash hand basin mounted on the elegant chromed steel and glass basin stand and a low level WC. Part panelled walls to dado height, inset lighting, chrome ladder heated towel rail and an extractor fan.

Second Floor

Landing

13'4 x 7'2 (4.06m x 2.18m)

Airing cupboard, ceiling coving and a central heating radiator.

Bedroom Two

11'10 x 10'3 (3.61m x 3.12m)

'Quick Step' flooring, double glazed sash window to the front elevation with shutters, central heating radiator and an arch leading to the:

Dressing Room

7'2 x 5'5 (2.18m x 1.65m)

Continuation of the 'Quick Step' flooring, two double wardrobes providing hanging and shelving space and inset lighting.

En-Suite Shower Room

7'2 max x 4'9 (2.18m max x 1.45m)

Updated suite including a tiled cubicle with a thermostatic shower with both a 'retractable' and 'rain-shower' heads, wash hand basin with a chrome mixer tap and a low level WC. Part tiled walls with contrasting tiled flooring, chrome ladder heated towel rail, frosted double glazed window to the front elevation and an extractor fan.

Bedroom Three

11'8 x 9'7 (3.56m x 2.92m)

'Quick Step' flooring, double glazed window to the rear elevation and a central heating radiator.

Bedroom Four

11'8 x 9'7 (3.56m x 2.92m)

Again fitted with 'Quick Step' flooring, storage cupboard providing shelving storage, double glazed window to the rear elevation with shutters and a central heating radiator.

Bathroom

7'1 x 5'7 (2.16m x 1.70m)

Three piece suite including a panelled bath with a thermostatic shower above and screen, wash hand basin with a chrome mixer tap and a low level WC. Tiled walls with contrasting flooring, chrome ladder heated towel rail, inset lighting, shavers point and an extractor fan.

Outside

The rear fenced garden has been landscaped with 'low maintenance' the theme. This enclosed area is predominantly stone flagged embracing two raised beds with lighting, borders comprising blue slate chippings, lighting, cold water tap and a courtesy door to the garage. The front enjoys more of an open flagged garden with raised brick beds all set behind a dwarf brick wall and wrought iron railings.

Garage

17'10 x 8'7 (5.44m x 2.62m)

Accessed from the garden via a courtesy double glazed door and a traditional 'up & over' door, power and lighting.

Tenure

Freehold.

Council Tax

Band 'F' - £2,975.96 (2023/2024)

Local Authority

Warrington Borough Council.

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 purchaser is advised to obtain verification from their solicitor or surveyor.

Postcode

WA4 5FR

Possession

Vacant Possession upon Completion.

Viewing

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