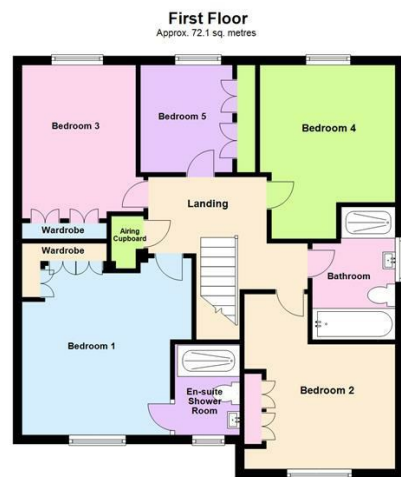


Appleton



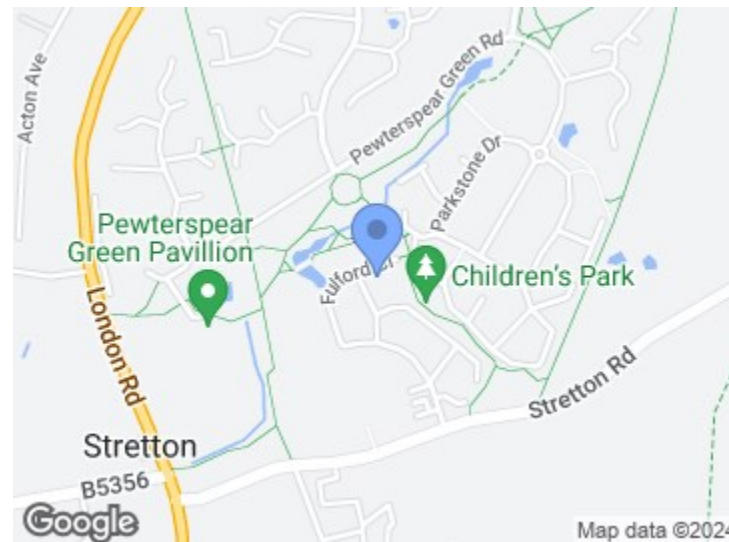
Total area: approx. 144.4 sq. metres

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			93
(81-91) B		85	
(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	

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	



Stunning 'SHOW HOME' Standard Presentation | SIGNIFICANT Extras Included | LARGEST FIVE Bedroom Design on Development | OPEN ASPECT to Front & SOUTH FACING Rear Garden. STRIKING Dining Kitchen & Family Room in GRANITE with Appliances & BREAKFAST BAR | TWO Further Reception Rooms. Much improved, this family sized detached home comprises an entrance hallway, cloaks cupboard, WC, lounge, dining room, open plan dining and family room, master bedroom with en-suite, four further bedrooms and a bathroom. Externally, there are gardens to front and rear, generous parking, garage and soffit lighting.

£600,000

Appleton Fulford Close



Accommodation

Completed in recent years, this highly regarded development offers a most convenient location for all types of purchasers. Situated towards the head of a cul-de-sac, this large double fronted detached home enjoys an open aspect to the front and a south facing garden to the rear offers accommodation presented over two storeys presented to a high standard. Of particular note is the solid wooden flooring presented in a 'Herringbone' design to the ground floor and bathrooms, internal and external feature lighting and granite.

In detail, the accommodation comprises an entrance canopy, entrance hallway accessed through a 'Composite' door with a cloaks cupboard and further storage under the stairs, cloakroom with a two piece suite, lounge located to the front enjoying an open aspect, dining room again located to the front and an open plan dining kitchen and family room complete with a comprehensive range of appliances and breakfast bar in granite. The first floor includes a well proportioned landing which gives access to the main bedroom complete with fitted furniture and en-suite, four further bedrooms and a four piece bathroom suite. Outside, there are generous gardens, driveway parking, garage and soffit lighting.

Ground Floor

Entrance Canopy

Entrance Hallway

16'0 x 6'9 (4.88m x 2.06m)

Accessed through a 'Composite' front door with a frosted double glazed panel providing light, 'Herringbone' oak flooring, staircase to the first floor, cloaks cupboard, under stairs storage and a central heating radiator.

WC.

4'11 x 3'9 (1.50m x 1.14m)

Continuation of the 'Herringbone' oak flooring in addition a two piece suite including a low level WC, and a pedestal wash hand basin with a chrome mixer tap and splashback tiling. Inset lighting, central heating radiator and an extractor fan.

Lounge

15'10 x 11'2 (4.83m x 3.40m)

Located at the front of the property with a PVC double glazed window enjoying an open aspect, again a continuation of the 'Herringbone' oak flooring, inset lighting and two central heating radiators.

Dining Room

12'0 x 8'11 (3.66m x 2.72m)

Again located at the front of the property with a PVC double glazed window enjoying an open aspect in addition to a continuation of the 'Herringbone' oak flooring, inset lighting, central heating radiator and a storage cupboard.

Dining Kitchen & Family Room

27'6 x 13'6 (8.38m x 4.11m)

A super open plan space including a 'Shaker' style kitchen boasting a range of matching base, drawer and eye level units with concealed and plinth lighting in addition to a breakfast bar finished in granite. Integrated appliances including a five ring gas hob with an illuminated chimney extractor above, twin ovens stacked above one another, fridge/freezer, wine cooler and a dishwasher. One and a half bowl sunken sink unit with a chrome mixer tap set within a granite work surface with a matching splashback, Polished wooden flooring in a 'Herringbone' design, inset lighting, PVC double glazed 'French' doors opening out onto the gardens with matching adjacent panels in addition to further PVC double glazed windows to the rear elevation, feature panelled wall adjacent to the 'Composite' double glazed door opening to the side, double central heating radiator and a further granite surface with further units concealing the washing machine, dryer and the 'Ideal Logic Heat 18' gas boiler.

First Floor



Landing

12'3 max x 11'8 max (3.73m max x 3.56m max)

A generous space with an airing cupboard housing the 'Kingspan Tribune Xe' unvented hot water cylinder, inset lighting and loft access.

Bedroom One

12'10 plus wadrobe recess x 12'6 (3.91m plus wadrobe recess x 3.81m)

Range of fitted wardrobes including mirrored fronts providing hanging and shelving space with feature lighting, PVC double glazed window to the front elevation and a central heating radiator.

En-Suite Shower Room

6'10 x 5'5 (2.08m x 1.65m)

Contemporary white suite including a tiled cubicle with a thermostatic shower, pedestal wash hand basin with a chrome mixer tap and splashback tiling, low level WC. Polished wooden flooring in a 'Herringbone' design, inset lighting, PVC frosted double glazed window to the front elevation and a double central heating radiator.

Bedroom Two

12'11 x 11'2 (3.94m x 3.40m)

Comprehensive range of wardrobe storage with a high gloss finish and feature lighting providing hanging, shelving and drawer space, PVC double glazed window to the front elevation and a central heating radiator.

Bedroom Three

12'11 x 9'0 (3.94m x 2.74m)

Again including wardrobes with twin mirrored panels providing hanging, shelving and drawer space, PVC double glazed window to the rear elevation and a central heating radiator.

Bedroom Four

12'11 x 10'0 (3.94m x 3.05m)

PVC double glazed window to the rear elevation and a central heating radiator.

Bedroom Five

Again with a range of wardrobes providing hanging, shelving and drawer space, PVC double glazed window to the rear elevation and a central heating radiator.

Bathroom

9'9 x 6'5 (2.97m x 1.96m)

Four piece contemporary suite including a panelled bath with a chrome mixer tap, large tiled cubicle with a thermostatic shower and retractable head, pedestal wash hand basin with a chrome mixer tap and a low level WC. Polished wooden flooring in a 'Herringbone' design, inset lighting, PVC frosted double glazed window to the side elevation, extractor fan and a double central heating radiator.

Outside

The front enjoys an open aspect with a central flagged pathway leading to the front door with adjacent gardens laid to lawn set behind an ornate hedgerow. Next to the garden running from the front, along the side is the tarmac driveway providing parking for at least three cars. Adding curb appeal to the front is the eye catching soffit lighting. The enclosed fenced rear garden features a southerly aspect and is predominantly laid to lawn in addition to a flagged patio area, cold water tap and a gate leading to the side and garage.

Garage

23'6 x 10'10 (7.16m x 3.30m)

Accessed through an 'up & over' door, external soffit lighting, internal power and light.

Tenure

Freehold.

Council Tax

Band 'F' - £2,986.83 (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 5GQ

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.