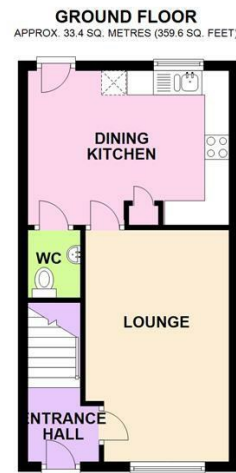


# Appleton Thorn



## Location

Located between Walton and Grappenhall, this leafy suburb sits south of Warrington Town Centre and benefits from beautiful surroundings. Appleton Thorn is home to charming buildings which span back centuries and are still put to great use today. The village hall hosts a range of community events from beer festivals and BBQs to the annual midsummer's "Bawming the Thorn." There's also a local church, pub and Warrington Golf Club is fairly close by. For cyclists and walkers, the village boasts a range of scenic routes and is just a short drive from Arley Hall, which is ideal for family days out. Some of Warrington's most highly-regarded schools are on the doorstep and the nearby M6 and M56 provide easy access to local towns and cities.



TOTAL AREA: APPROX. 66.8 SQ. METRES (719.2 SQ. FEET)



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	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

BUILT IN 2020 BY 'BLOOR' HOMES TO THE 'SINCLAIR' DESIGN | SMART TECHNOLOGY | OPEN PLAN DINING KITCHEN - DOWNSTAIRS CLOAKROOM - TWO DOUBLE BEDROOMS - DRIVEWAY PARKING & GARDENS. This two bedroom semi-detached home, the property offers accommodation including an entrance hall leading into a spacious lounge, open plan dining kitchen complete with units and appliances, cloakroom, two double bedrooms and a bathroom. The rear garden is accessed from the dining kitchen featuring a lawned area and flagged patio. Driveway parking from the front and along the side.

£1,250 Per Month

Tel: 01925 600 200



# Appleton Thorn Ivyhouse Gardens



## Accommodation

This nearly new semi-detached home built by Messrs 'Bloor Homes' in the 'Sinclair' design offers two storey accommodation which has been much improved by the present owner including 'Smart' technology including:

'Smart Blinds' - Automatic black-out blinds in the lounge and bedrooms. 'Ring' camera on the driveway and doorbell, 'Smart Lighting' - touch capacitive lighting with the lounge featuring a dimming facility. There is a COB (seamless) RGB LED Strip in both the kitchen and the 2nd bedroom to provide some ambiance if required. Both can be controlled via remote or Alexa/smart life applications.

The property has been upgraded significantly to provide automatic blinds, automatic black out blinds in the lounge and bedroom, they are controlled by small switches which are magnetically situated on the walls. The property boast smart lighting, features include; all main light switches are touch capacitive and the lounge has dimming capabilities, There is a COB (seamless) RGB LED Strip in both the kitchen and the 2nd bedroom to provide some ambiance if required. Both can be controlled via remote or Alexa/smart life applications.

The tastefully presentation accommodation is accessed through a 'Composite' front door and comprises an entrance hallway with a staircase to the first floor and a door leading to the spacious lounge which in turn leads to the dining kitchen complete with a range of fitted units, appliances, and a door to the WC. The first floor includes two double bedrooms and a bathroom. The fenced rear garden is predominantly laid to lawn with a feature tree and lighting, well stocked borders and a flagged patio ideal for the hardstanding of garden furniture. Off road parking is located to the side with a electric charging point and an open plan lawned garden to the front.

## Entrance Hall

5'11 x 4'1

'Composite' front door with a frosted double glazed panel, staircase to the first floor.

## Lounge

15'9 x 9'11

Pvc leaded double glazed window to the front elevation and two central heating radiators. Smart blinds, which are controlled by small switches which are magnetically situated on the walls next to the light switch.



## Bedroom two

15'7 x 7'2

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

## Bathroom

9'1 x 6'3

Panelled bath with thermostatic shower above and screen, pedestal wash hand basin with tiled splash back, low level Wc, wooden effect lino flooring, partially tiled walls, storage cupboard, frosted Pvc double glazed window to the rear elevation, central heating radiator and shaving point. Smart blind, controlled by a small switch which are magnetically situated on the walls next to the light switch.

## Outside

The front is access via a paved pathway to the front door with an adjacent lawned garden and tarmac driveway leading down the side providing off road parking for two vehicles and shed. The rear garden is enclosed predominantly laid to lawn garden with a flagged patio area, water tap and courtesy lighting. Ring Camera's are provided on the driveway, ring floodlight and doorbell. This can be connected to Alexa devices or a ring chime (not included) which could provide extra security and convenience for delivery's. Please note, a subscription is required with Ring if you want to record the footage.

## Tenure

Freehold

## 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.

Smart Appliances, All the items above can also be programmed so that they work with Alexa (some are compatible with apple HomeKit) if connected to the internet. All Smart systems have been properly installed by a qualified electrician and do not need to be altered to work by default.

## Local Authority

Warrington Borough Council

## Postcode

WA4 4GG

## Possession

Vacant possession upon completion.

## Viewing

Strictly by appointment, please call Cowdel Clarke  
01925 600 200



## Dining Kitchen

13'8 x 10'6

Fitted with a range of matching base, drawer and eye level units with concealed lighting, integrated appliances including a four ring electric hob with chimney extractor above and oven/grill below. One and a half bowl stainless steel single sink draining unit with mixer tap set in heat resistant roll edge work surface with tile splash back.. Wooden effect lino flooring, spot lights, Pvc double glazed window to the rear elevation, frosted double glazed 'Composite' door to the rear garden, double central radiator and a cupboard housing the 'Ideal Logic combi ESP1 30 boiler'.

## W.c

4'10 x 3'6

Low level WC, wash hand basin with tiled splash back and wooden effect lino flooring.

## First Floor

### Bedroom One

13'9 x 10'8

Deep storage cupboard providing hanging space, two Pvc leaded double glazed windows to the front elevation and a central heating radiator.