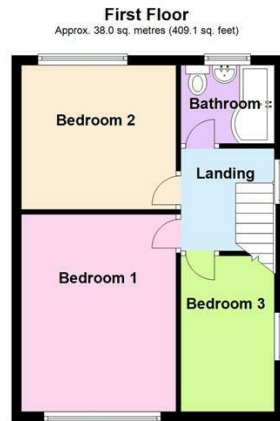


# Appleton



Total area: approx. 95.0 sq. metres (1022.1 sq. feet)

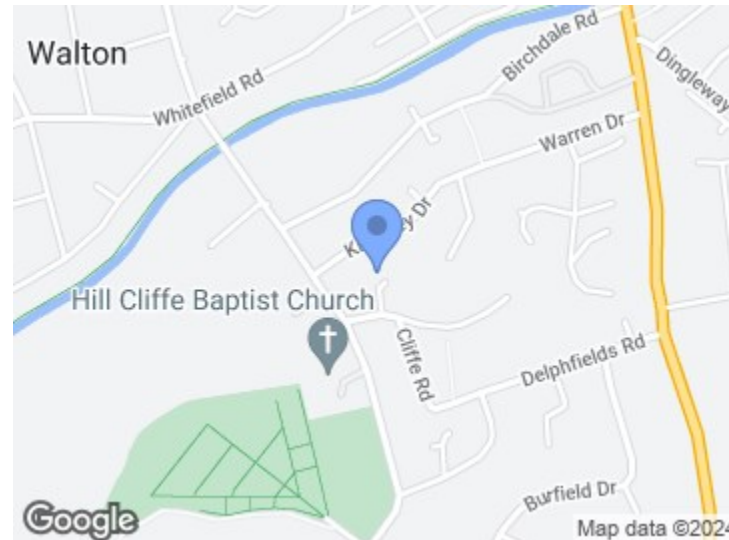


## Location

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 Cemetery, 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
65	81		

'OLD APPLETON' Detached Home Location | HUGE POTENTIAL | NEW ROOF & IMPROVEMENTS | CUL-DE-SAC Position. Set proud, this modern detached home offers accommodation comprising an entrance vestibule, hall, lounge, kitchen, dining room, three bedrooms and a bathroom. Externally, there are gardens to front and rear, driveway parking and a garage.

Offers In Excess Of £375,000

Tel: 01925 600 200



# Appleton Warren Road



## Accommodation

Located in what is affectionally known as 'Old Appleton' whilst situated within a small cul-de-sac off Warren Road, this 1960s detached home offers huge potential to further enhance what is already a well proportioned home. With the obvious advantages of it's location, this home has benefitted from recent improvements including a new roof, recently fitted boiler and a 'Composite' front door all of which will add to the saleability.

Presented over two storeys, the accommodation comprises an entrance vestibule with cloaks cupboard which leads into the hallway featuring a staircase to the first floor, lounge boasting a living flame coal effect gas fire set within a feature fireplace, kitchen complete with fitted units and a door to the dining room which benefits from 'French' doors to the garden. Upstairs, there are three generous bedrooms and a three piece bathroom suite. Externally, there are gardens to both front and rear, driveway parking and a garage.

## Ground Floor

### Entrance Vestibule

4'3" x 3'11" (1.32m x 1.20m)

Accessed through a 'Composite' front door with four double glazed panels inset and an adjacent PVC double glazed panel, laminate flooring, wall light point, cloaks cupboard providing hanging space and a seamless opening to the:

### Entrance Hall

5'8" x 4'3" (1.75m x 1.32m)

Continuation of the laminate flooring, staircase to the first floor, wall light point and a central heating radiator.

### Lounge

17'5" x 14'11" (5.33m x 4.56m)

The principal reception room boasts a living flame coal effect gas fire set within a feature marble fireplace with matching inset, raised hearth and surround, in addition, laminate flooring, PVC double glazed window to the front elevation and a double central heating radiator.

### Kitchen

17'4" x 8'3" (5.29m x 2.54m)

Range of matching base, drawer and eye level units with concealed lighting along with twin glazed display cabinets. Integrated appliances including a four ring gas hob with an illuminated chimney extractor above, dishwasher, oven, grill and a wall mounted 'Alpha Evoke 33' gas boiler. One and a half bowl stainless steel, single sink drainer unit with mixer tap set in a granite style heat resistant roll edge work surface with tiled splashback. Tile effect and tradition wood grain effect laminate flooring, spotlights, two PVC double glazed windows to the rear elevation and a double central heating radiator.



## Bathroom

6'6" x 5'4" (2.00m x 1.63m)

Three piece suite including a 'P' shaped panelled bath with a thermostatic shower above, screen and feature tiled wall, pedestal wash hand basin with a chrome 'water fall' mixer tap and a low level WC. Tiled flooring with matching tiles to remaining walls, mirrored cabinet with storage below, spotlights, chrome ladder heated towel rail and a PVC frosted double glazed window to the rear elevation

## Outside

The rear garden enjoys great privacy by means of mature trees combined with being largely laid to lawn with a patio area. In addition, there is a water tap, lighting and power points. To the side, there is a pathway leading to the front via a timber gate. The front features a driveway set adjacent to a lawned garden again with mature trees and shrubbery.

## Garage

15'6" x 8'6" (4.72m x 2.59m)

Up and over door.

## Tenure

To be confirmed

## Council Tax

Band 'D' - £2,067.80 (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

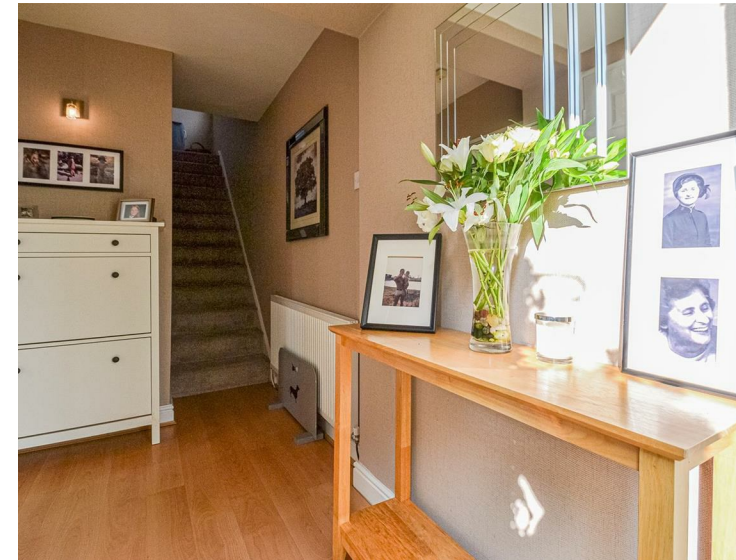
WA4 5AG

## 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.



## Dining Room

9'10" x 8'3" (3.00m x 2.54m)

PVC double glazed 'French' doors with matching adjacent panels opening onto the garden, laminate flooring, ceiling coving and a double central heating radiator.

## First Floor

### Landing

7'0" x 6'8" (2.15m x 2.05m)

Wall light point, loft access and a PVC frosted double glazed window to the side elevation.

### Bedroom One

13'11" x 10'7" (4.26m x 3.24m)

Situated at the front enjoying a large PVC double glazed window, ceiling coving and a central heating radiator.

### Bedroom Two

10'6" x 9'8" (3.22m x 2.96m)

Overlooking the rear again via a generous PVC double glazed window, ceiling coving and a central heating radiator.

### Bedroom Three

10'11" x 6'8" (3.34m x 2.04m)

PVC double glazed window to the side elevation, ceiling coving and a central heating radiator.