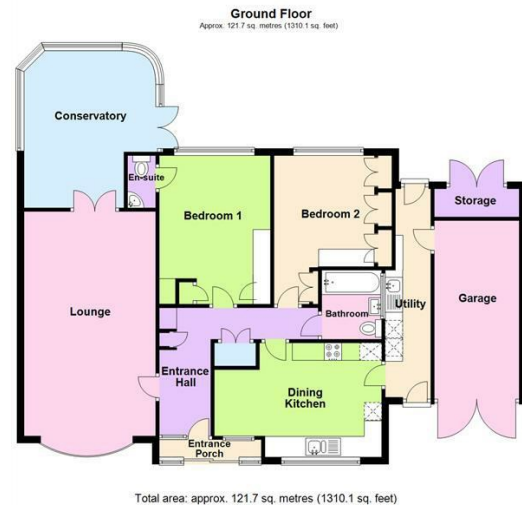


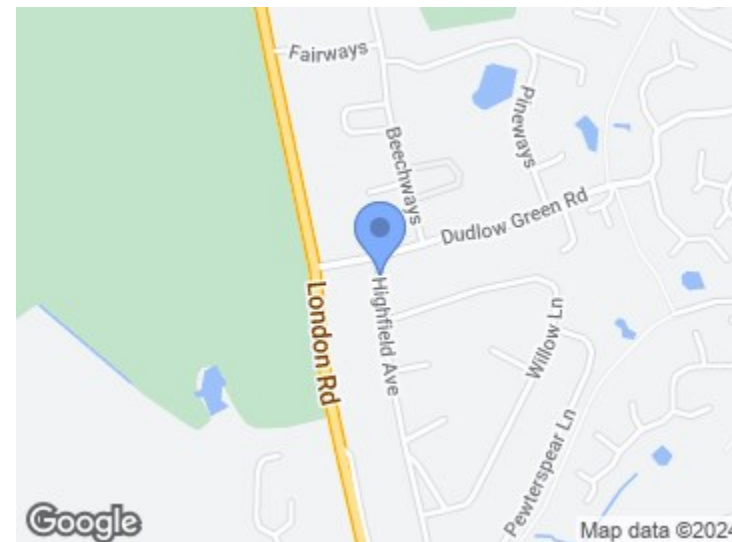
# Appleton



## 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. 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.

Home to 'Warrington Golf Club', 'Co-op', veterinary, GP and hairdressers of which are all within walking distance. 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 |
| 64                       | 81        |  |           |

'APPLETON PARK' DETACHED BUNGALOW | CORNER PLOT | CONSERVATORY EXTENSION | MODERN KITCHEN & BATHROOM | EN-SUITE WC. | LOW MAINTENANCE REAR GARDEN. Set in a sought after location, this bungalow offers accommodation including a porch, hallway, lounge, conservatory, dining kitchen, utility, two bedrooms, en-suite WC. and a bathroom. Gardens, driveway and garage.

£450,000

# Appleton Highfield Avenue



## Accommodation

Occupying a prime and most convenient location within this locally recognised area known as 'Appleton Park'. Situated on a corner plot, this bungalow enjoys a conservatory extension adding further reception space. The accommodation comprises an entrance porch accessed via PVC double glazed sliding doors and 'Quarry' tiled flooring, hall offering excellent storage, lounge featuring a living flame coal effect gas fire with marble inset and 'French' doors leading to the conservatory which in turn leads out to the rear garden, dining kitchen complete with integrated appliances, utility room with doors to both front and rear elevations, two double bedrooms, en-suite WC. and a bathroom. Low maintenance gardens to the rear, lawned garden to the front and side elevations, driveway and garage.

## Entrance Porch

9'7" x 1'7" (2.93m x 0.50m)

Accessed through PVC double glazed sliding doors with matching adjacent panels, 'Quarry' tiled flooring and a stained glass PVC leaded double glazed door with matching adjacent panels leading to the:

## Entrance Hallway

14'11" max x 12'0" max (4.56m max x 3.67m max )

A warm welcome space including a cloaks cupboard providing hanging and shelving space, further original style cupboard again providing hanging and shelving space, ceiling coving, loft access and a central heating radiator.

## Lounge

21'1" x 12'4" (6.43m x 3.78m)

Dual aspect room comprising a living flame coal effect gas fire with marble inset, raised hearth and a carved wooden surround, four wall light points, ceiling coving, central heating radiator, PVC double glazed bow window to the front elevation and glazed 'French' doors leading to the:

## Conservatory

14'9" x 11'9" (4.50m x 3.59m)

PVC double glazed windows to the rear and side elevations, PVC double glazed 'French' doors opening onto the garden, laminate flooring, ceiling fan and a central heating radiator.

## Dining Kitchen

15'10" x 9'7" (4.84m x 2.94m)

Fitted with a range of matching base, drawer and eye level units with concealed lighting complimented by both a pull-out larder cupboard and a glazed display cabinet. Integrated appliances including a four ring gas hob with an aluminium splashback, fridge, freezer, dishwasher, oven and grill. 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, tile effect flooring, contemporary style vertical central heating radiator, inset lighting and two PVC double glazed windows to the front elevation.



## Bedroom Two

13'11" x 11'1" (4.25m x 3.38m)

Range of fitted furniture including a row of wardrobes providing hanging and shelving space, chest of drawers with twin sets of three drawers and bedside tables. PVC double glazed window to the rear elevation and a central heating radiator.

## Bathroom

6'1" x 5'7" (1.87m x 1.72m)

Modern suite including a panelled bath with a thermostatic shower above and screen, wash hand basin set in a vanity unit with drawer storage below and a low level WC. Fully tiled walls with contrasting tiled flooring, inset lighting, chrome ladder heated towel rail, frosted PVC frosted double glazed window to the side elevation and an extractor fan.

## Outside

Externally, this bungalow enjoys a generous plot with an enclosed, fenced flagged garden to the rear with well stocked borders ideal for low maintenance. The front features an open plan lawn set adjacent to a compressed concrete driveway which leads to the garage. The side borders onto Dudlow Green Road and again features an open plan lawned garden laid to lawn.

## Garage

16'7" x 8'0" (5.06m x 2.44m)

Vehicular access from the front via frosted glazed double doors, gas meter, electricity meter, electricity consumer unit, power, light and a courtesy side door to the utility.

## Tenure

Freehold.

## Council Tax

Band 'E' - £2,648.93 (2024/2025)

## 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 5DT

## 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.



## Utility Room

19'7" x 4'2" (5.97m x 1.29m)

Dual aspect room with matching base and drawer level units, in addition to a stainless steel, single sink drainer unit with mixer tap set in a granite style heat resistant, roll edge work surface with space below for both a washing machine and dryer. Tile effect flooring, inset lighting, 'Velux' window, PVC double glazed door to the rear elevation and an opaque double glazed door to the front elevation.

## Bedroom One

13'11" x 10'5" (4.25m x 3.19m)

Fitted with a range of furniture including two wardrobes providing hanging and shelving space and a dressing table with two sets of drawers. Laminate flooring, PVC double glazed window to the rear elevation and a central heating radiator.

## En-Suite Wc.

4'1" x 2'7" (1.26m x 0.81m)

Low level WC and a wash hand basin set into a vanity unit with cupboard storage below and a mirrored cabinet above. Part tiled walls, tiled flooring, inset lighting and an extractor fan.