

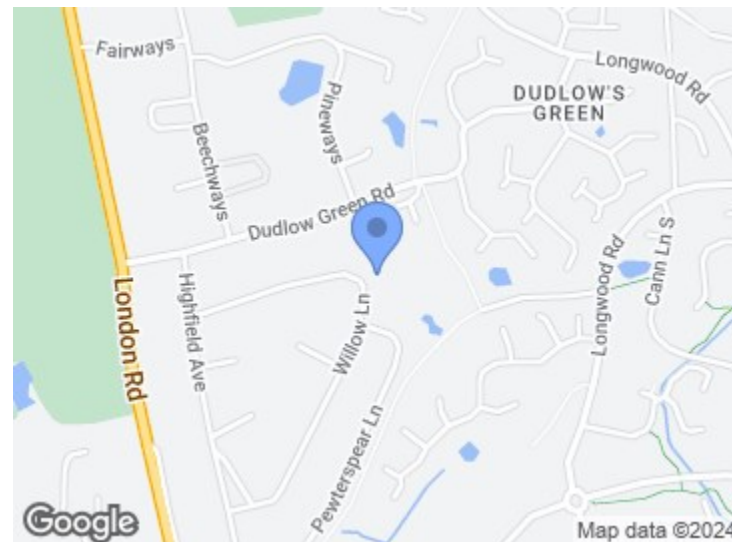
Appleton



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		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 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	

'APPLETON PARK' LOCATED BUNGALOW | WALKING DISTANCE to LOCAL AMENITIES | EXTENDED & VERSATILE ACCOMMODATION | PRIVATE GARDENS & GENEROUS PARKING. Situated within this ever popular area, this bungalow offers light and airy accommodation including an entrance vestibule, hallway, lounge/dining area with bi-folding doors, fitted kitchen, rear extension with garden access, three bedrooms, wet room and utility. Driveway parking, gardens and garage.

£495,000

Appleton Willow Lane



Accommodation

Entrance Vestibule

5'10" x 4'3" (1.79m x 1.31m)

Accessed from the side elevation via a PVC double glazed door with a matching adjacent panel and steps up to the:

Entrance Hallway

12'7" x 5'10" (11'5") (3.84m x 1.80m (3.48m))

A generous reception with an illuminated cloaks cupboard with double doors providing hanging and shelving space, loft access and a central heating radiator.

WC.

6'11" x 3'4" (2.12m x 1.03m)

White modern two piece suite including a low level WC set into a vanity unit with adjacent cupboard and drawer storage, in addition to a wash hand basin again with cupboard storage below. Wood plank effect tiled flooring, PVC frosted double glazed window to the side elevation and a central heating radiator.

Lounge & Dining Area

21'11" x 12'11" (6.70m x 3.95m)

Accessed from the entrance hallway via double doors into this well proportioned room with PVC double glazed bi-folding doors opening onto the rear, PVC double glazed windows to both the rear and side elevations providing even further light, two central heating radiators and a glazed panelled door to the:

Kitchen

13'5" x 8'10" (4.09m x 2.71m)

Range of matching base, drawer and eye level units complimented with twin frosted glazed display cabinets with 'LED' lighting and a plate rack. Integrated appliances including a four ring gas hob with an electric oven below and an extractor hood above. dishwasher and a cupboard housing the condensing boiler. Stainless steel circular sink, drainer unit and mixer tap set in a granite style, heat resistant, roll edge work surface with tile splashback. Inset lighting, laminate flooring, two PVC double glazed windows to the side elevation, in addition to a PVC double glazed door to the side elevation.



Craft Room

13'6" (31'3") x 12'4" (4'4") (4.14m (9.53m) x 3.78m (1.34m))

PVC double glazed doors with matching adjacent panels opening onto the garden, PVC double glazed window to the rear elevation, spotlights and three central heating radiators.

Inner Vestibule

9'2" x 7'0" (2.80m x 2.14m)

Storage cupboard with lighting and a central heating radiator.

Bedroom One

14'0" x 12'4" (4.28m x 3.78m)

Range of fitted wardrobes providing hanging and shelving space with further cupboard storage above, wall light point, PVC double glazed window to the front elevation and a central heating radiator.

Bedroom Two

11'11" x 10'8" (3.64m x 3.27m)

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

Bedroom Three

9'1" x 8'11" (2.77m x 2.72m)

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

Wet Room

13'8" x 7'1" (4.18m x 2.17m)

Extended easy to move around in room with a walk-in thermostatic shower, wash hand basin set into a vanity unit with cupboard storage below, granite effect surface with tiled splashback, chrome mixer tap and an illuminated mirror above, in addition to a low level WC. Two chrome ladder heated towel rails, tiled flooring, inset lighting, PVC frosted double glazed window to the rear elevation, central heating radiator and a glazed door to the:

Utility Room

7'4" x 3'10" (2.25m x 1.18m)

Stainless steel single sink drainer unit with mixer tap set in a granite effect work surface with tiled splashback with cupboard storage below and space for a washing machine. Further eye level cupboard and shelving, tiled flooring, PVC double glazed window to the front elevation and a chrome ladder heated towel rail.

Outside

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

Postcode

WA4 5EA

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.