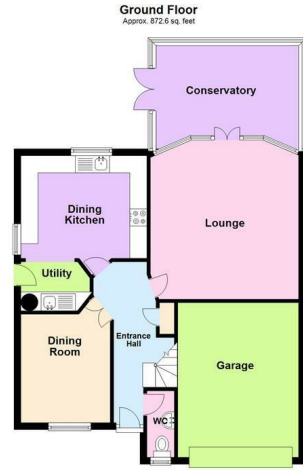


# Appleton



Total area: approx. 1565.0 sq. feet

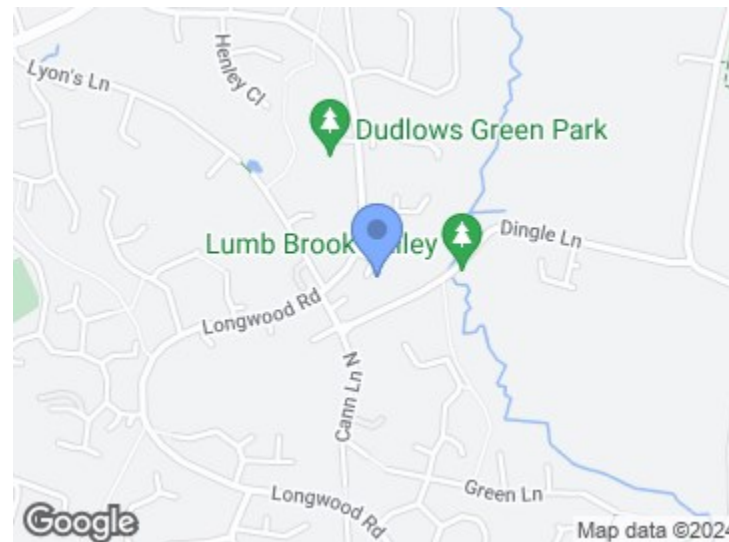


## Location

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. 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		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		79
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	



Detached Home Backing onto 'THE DINGLE' | Extensive HARDWOOD DECKED Seating Area | Lower WOODED GARDEN Area | Programme of UPGRADING & REFURBISHMENT | Beautiful BATHROOM with ROLL TOP BATH. Traditionally styled, the accommodation includes a reception hall with panelling, cloakroom/WC, lounge with log burner and access to the conservatory both with garden views, separate dining room, fitted kitchen with 'Shaker' style units and utility. The first floor comprises four generous bedrooms, en-suite shower room and a contemporary bathroom with roll top bath. Driveway parking and garage.

£595,000

# Appleton Woodstock Gardens



Upon first glance this particular property appears to be a traditional family home, however, upon inspection you will be enthused by the extensive gardens, hardwood decked seating area offering generous entertaining space and the woodland backdrop to the rear with access onto 'The Dingle'. The house will have wide appeal for those searching for a family home or, equally, for those downsizing yet still seeking a quality property in a highly regarded location. Over recent years our clients have made significant improvements and employed a sympathetic programme of upgrading and refurbishment resulting a fine home.

Attention to detail is immediately apparent, styling throughout is traditional with accommodation including a reception hall with panelled walls, cloakroom/WC, lounge with log burner and access to the conservatory both enjoying garden views. There is a separate dining room and a fitted kitchen with 'Shaker' style units with a utility room completing the ground floor accommodation. The first floor includes four bedrooms all of which are generously proportioned, an en-suite shower room and a beautifully presented contemporary bathroom with roll top bath. Driveway parking and a single integral garage. The gardens are the stand-out feature providing both privacy and tranquillity whilst still managing to offer that special excitement for a younger family with plenty of opportunities to explore with a lower wooded area affectionately known by our clients as 'Tinker's Hollow' providing a delightful escape for adults and children alike. An extensive hardwood decked seating area offers generous entertaining space and capitalises on the garden views.



## Accommodation

### Ground Floor

**Entrance Canopy**  
Courtesy light.

**Entrance Hallway**  
16'8" x 9'7" max (5.09m x 2.94m max)

Accessed through a timber front door with a half moon glazed panel into a characterful reception with a part panelled wall, engineered wood effect flooring, ceiling rose ceiling coving, picture rail, antique style central heating radiator and a staircase to the first floor with storage below.

**WC**  
6'3" x 2'7" (1.91m x 0.81m)

Two piece white suite including a low level WC. and a wash hand basin with a chrome mixer tap and splash back tiling. Graphite coloured ladder effect heated towel rail, feature panelled walls, two wall light points and a frosted leaded double glazed window to the front elevation.

**Lounge**  
14'3" x 14'1" max (4.35m x 4.30m max)

Again boasting period features including a solid fuel burning stove with a stone hearth, ceiling rose, two wall light points and an antique style central heating radiator, in addition to double glazed 'French' doors with matching adjacent panels leading to the:

**Conservatory**  
11'5" x 10'10" (3.50m x 3.32m)

Central heating radiator installed making all year round usage possible, engineered wood effect flooring presented in a 'Herringbone' design, two wall light points, and double glazed windows to the rear and side elevations in addition to double glazed 'French' doors opening out onto the garden terrace.

**Dining Room**  
11'8" max x 9'1" (3.58m max x 2.78m)

Accessed via double doors from the hallway with a frontal aspect through leaded double glazed windows. A continuation of the character including panelled walls, engineered wood effect flooring, ceiling rose, ceiling coving and an antique style central heating radiator.



### En-Suite Shower Room

7'3" max x 4'7" max (2.21m max x 1.41m max)

Upgraded three piece suite including a tiled cubicle with a thermostatic shower with both 'hand-held' and 'rain-shower' heads, vanity wash hand basin with mixer tap, illuminated mirror above, shelving and drawer storage below, all complete with a low level WC. Tiled walls with contrasting tiled flooring, chrome heated towel rail as well as an antique style central heating radiator, frosted double glazed window to the side elevation, shavers point and an extractor fan.

### Bedroom Two

10'9" x 9'3" ( 3.30m x 2.82m)

Engineered wood effect flooring laid in a 'Herringbone' design, antique style central heating radiator and a double glazed window to the rear elevation.

### Bedroom Three

16'2" x 9'0" (4.93m x 2.75m)

Engineered wood effect flooring, storage cupboard, ceiling coving, leaded double glazed window to the front elevation and a central heating radiator.

### Bedroom Four

10'3" x 9'1" (3.13m x 2.79m)

Engineered wood effect flooring, antique style central heating radiator, ceiling coving and a double glazed window to the rear elevation.

### Bathroom

7'3" x 6'3" (2.22m x 1.91m)

Upgraded suite including a roll top bath with claw feet and a mixer tap in addition to a thermostatic shower above with both retractable and rain-shower heads, vanity wash hand basin unit with cupboard storage below as well as both an illuminated mirror and shelving above all complete with a low level WC. White brick tiled walls with contrasting tiled floor, heated chrome towel rail with an antique style radiator, frosted double glazed window to the rear and an extractor fan.

### Outside

The garden is truly exceptional and serves as the highlight of the property. It is meticulously maintained and provides a peaceful retreat with its abundant greenery, making it the perfect setting for relaxation and various outdoor activities. The garden features a stunning decked area that leads to a spacious lawn, and it extends further to a hidden area with private access to 'The Dingle'. In addition to the remarkable garden there is a driveway and an integral garage.

### Garage

17'1" x 8'4" (5.23m x 2.55m )

There is a recently installed wall mounted, 7kw/h Wi-Fi Controlled car charging point.

### Tenure

Freehold.

### Council Tax

Band 'F' - £3,130.56 (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

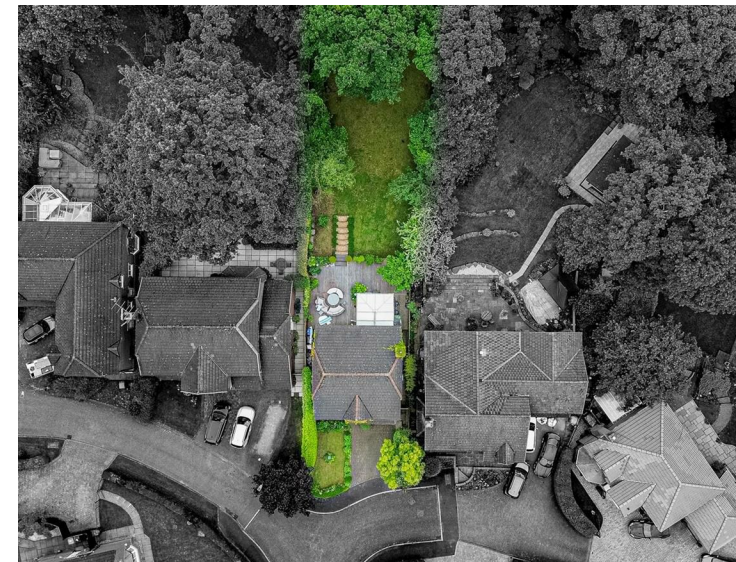
WA4 5HN

### 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.



### Kitchen

11'11" max x 10'5" (3.65m max x 3.19m)

Tastefully presented 'Shaker' style kitchen fitted with a range of matching base, drawer and eye level units with concealed lighting complimented with display shelving. Integrated appliances including a dishwasher, fridge/freezer, illuminated extractor fan and in cupboard waste and recycling bins. One and a half bowl composite sink unit with mixer tap set in a butcher block effect work surface. Engineered wood effect flooring laid in a 'Herringbone' design, white ladder effect central heating radiator and double glazed windows to the rear and side elevations.

### Utility Room

5'9" x 4'11" (1.77m x 1.51m)

Fitted with similar units comprising base and eye level cupboards in addition to a 'Composite' sink unit with mixer tap set in a 'butcher block' effect work surface with tile splashback. Spaces for both a washing machine and dryer as well as a cupboard house the 'Viessman' wall mounted boiler. Engineered wood effect flooring laid in a 'Herringbone' design, spotlights and a frosted double glazed door to the side elevation.

### First Floor

#### Landing

8'9" x 5'10" max (2.69m x 1.80m max)

Airing cupboard housing the hot water cylinder, loft access and ceiling coving.

#### Bedroom One

15'10" x 12'10" (4.85m x 3.93m)

Fitted with a range of wardrobes to two walls providing hanging and shelving space, engineered wood effect flooring, ceiling coving, antique style central heating radiator and two leaded double glazed windows to the front elevation.