

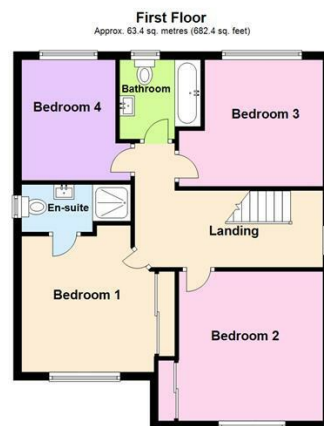
# Appleton



BEAUTIFULLY PRESENTED FAMILY DETACHED | SOUGHT AFTER LOCATION | CONTEMPORARY DINING KITCHEN with CENTRE ISLAND & APPLIANCES. Occupying a delightful corner location, this modern family home comprises an entrance canopy, vestibule, hallway, WC, lounge with feature fireplace, dining room, dining kitchen, utility whilst to the first floor there is a master bedroom with en-suite, three further bedrooms and a family bathroom. Externally there are gardens to front and rear, driveway parking and a double garage.



Total area: approx. 157.7 sq. metres (1697.6 sq. feet)

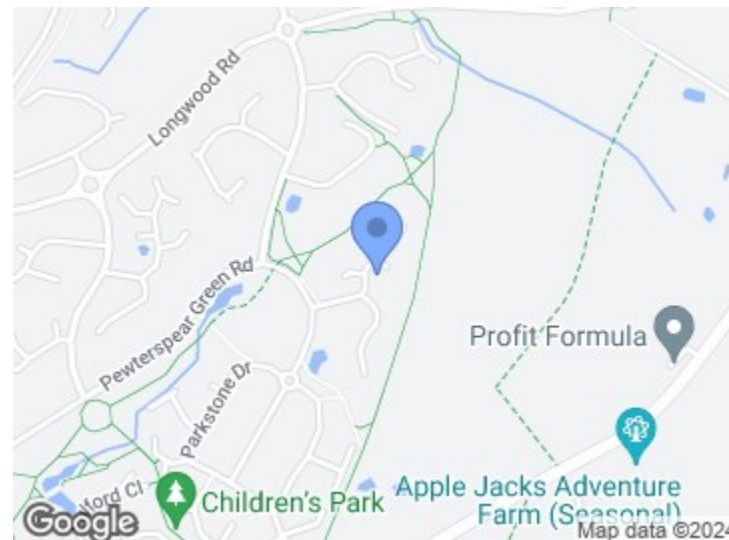


## Location

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 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 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                             |  | 79                      | 86        |
|   |  | 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 |           |

# Appleton Westcliff Gardens



## Accommodation

Constructed around twenty five years ago and forming part of a highly regarded development built by Messrs 'McLean Homes', this family detached home has been subject to a continuous programme of improvements including but not limited to a contrasting two tone fitted dining kitchen complete with centre island and integrated appliances, replacement family bathroom with slate tiled feature wall and a combination of 'Ted Todd' and 'Karndeian' flooring to the ground floor.

Occupying a corner plot, this beautifully presented home affords accommodation presented over two storeys including an entrance canopy with courtesy lighting, vestibule and entrance hallway both with 'Karndeian' flooring, WC, lounge with feature fireplace and a marble surround in addition to 'Ted Todd' flooring, dining room with 'French' doors opening onto the garden, upgraded dining kitchen comprehensively fitted with units, appliances and a striking centre island, utility room featuring a continuation of the units from the kitchen. The first floor includes an 'L' shaped landing, main bedroom promoting a range of fitted wardrobes and en-suite, three further bedrooms and a stylish family bathroom. Externally, there are mature gardens predominantly laid to lawn with well stocked borders combined with driveway parking and a double garage.

## Ground Floor

### Entrance Porch

4'0 x 3'9 (1.22m x 1.14m)

Tiled step, canopy, courtesy light and a 'Composite' frosted, leaded double glazed door leading to the:

### Entrance Vestibule

4'10 x 4'3 (1.47m x 1.30m)

Fitted with 'Karndeian' flooring, ceiling coving, central heating radiator and a frosted glazed door leading to the:

### Entrance Hallway

16'11 x 9'9 max (5.16m x 2.97m max)

Fitted with 'Karndeian' flooring, staircase to the first floor and ceiling coving.

### WC.

6'1 x 3'0 (1.85m x 0.91m)

Two piece suite including a low level WC. and a vanity wash hand basin with cupboard storage below and a chrome mixer tap in addition to splashback tiling. 'Karndeian' flooring, central heating radiator and an extractor fan.

### Lounge

16'11 x 11'9 (5.16m x 3.58m)

Feature living flame coal effect gas fire with marble inset, raised hearth and surround, fitted with 'Ted Todd' wooden flooring, PVC double glazed bay window to the front elevation, ceiling rose, ceiling coving, television point, double central heating radiator and a door leading to the:

### Dining Room

13'9 x 11'9 (4.19m x 3.58m)

Fitted with 'Ted Todd' wooden flooring, PVC double glazed 'French' doors leading into the garden, under the stairs storage, ceiling coving and a double central heating radiator.



## Dining Kitchen

20'8 x 16'8 max (6.30m x 5.08m max)

Contemporary fitted kitchen with a range of base, drawer and eye level units finished in contrasting shades of grey in addition to a centre island with a 'Quartz' work surface/breakfast bar and further storage cupboard below. Integrated appliances including a five ring 'AEG' gas hob with a tilting illuminated chimney extractor and matching splashback, cupboard housing separated kitchen waste and recycling, twin 'AEG' ovens with an adjacent full height refrigerator and half height freezer. One and a half bowl sunken sink units with mixer tap set in a 'Quartz' work surface, 'Karndeian' parquet flooring, inset lighting and ceiling coving. PVC double glazed 'French' doors opening onto the garden, PVC double glazed window to the rear elevation and two vertical central heating radiators.

## Utility Room

6'0 x 5'2 (1.83m x 1.57m)

A range of matching units from the kitchen with a 'Composite' sink unit with mixer tap set in a 'Quartz' work surface. Spaces for both a washing machine and dryer, central heating radiator and a frosted PVC double glazed door to the side elevation.

## First Floor

### Landing

15'7 max x 10'2 (4.75m max x 3.10m)

Airing cupboard, PVC double glazed window to the side elevation, ceiling coving and loft access.

### Bedroom One

14'10 max x 12'3 max (4.52m max x 3.73m max)

Range of fitted wardrobes providing hanging and shelving space, PVC double glazed window to the front elevation, ceiling coving and a central heating radiator.

## En-Suite Shower Room

8'9 x 3'11 max (2.67m x 1.19m max)

White three piece suite including a tiled cubicle with a thermostatic shower, low level WC. and a vanity wash hand basin with a chrome mixer tap, splashback tiling and cupboard storage below, Wood effect tiled flooring and contrasting tiled walls to dado height, chrome ladder heated towel rail, inset lighting, PVC frosted doubled glazed window to the side elevation and an extractor fan.

## Bedroom Two

12'3 x 11'9 max (3.73m x 3.58m max)

Fitted double wardrobe with sliding doors providing hanging and shelving space, PVC double glazed window to the front elevation, ceiling coving and a central heating radiator.

## Bedroom Three

12'1 max x 10'6 (3.68m max x 3.20m)

Wood effect engineered flooring. PVC double glazed window to the rear elevation and a central heating radiator.

## Bedroom Four

9'11 x 8'10 max (3.02m x 2.69m max)

Wood effect engineered flooring, PVC double glazed window to the rear elevation and a central heating radiator.

## Bathroom

6'6 x 6'6 (1.98m x 1.98m)

Refurbished three piece suite including a panelled bath with a thermostatic shower above, screen and a feature slate effect tiled wall complimented with a vanity wash hand basin with a chrome mixer tap in addition to a matching slate effect splashback and a low level WC. Contrasting floor and wall tiles, chrome ladder heated towel rail, inset lighting and a PVC frosted double glazed window to the rear elevation.

## Outside

Having been landscaped, the rear walled garden is predominantly laid to lawn surrounded by a stone flagged patio area complimented with raised borders, garden lighting and a cold water tap. The side accessed from the utility room includes a generous space laid to a patio area ideal for a variety of uses. Benefitting from this corner location, the gardens are mainly laid to lawn complimented with blue slate chippings, rockery garden and a super open space. Electrically car charger located on the side wall to the garage.

## Double Garage

17'9 x 15'10 (5.41m x 4.83m)

Wall mounted 'Intergas Eco r' boiler', 'up and over' door, courtesy door to the side elevation, electric consumer unit, loft access, light and power.

## Tenure

Freehold.

## Council Tax

Band 'F' - £2,986.83 (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 5FQ

## 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.

