

# Appleton



Total area: approx. 115.6 sq. metres

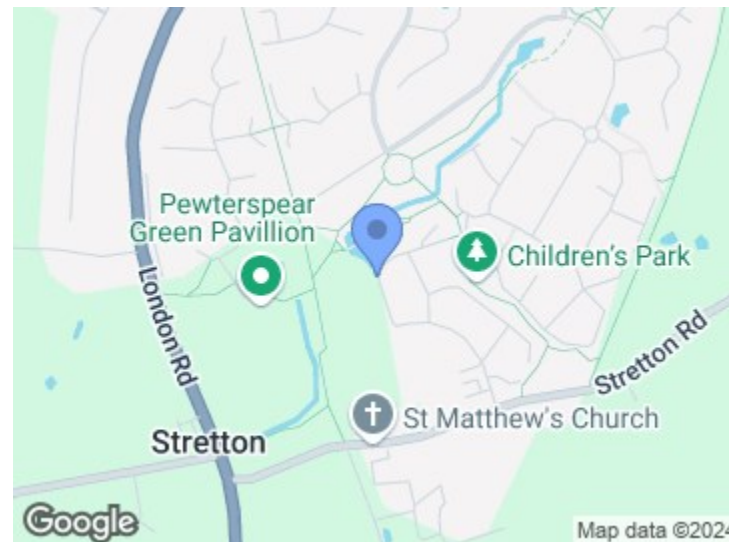


## Location

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
Vary energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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 <sub>2</sub> ) Rating		Current	Potential
Vary 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	



ENVIABLE POSITION OVERLOOKING PEWTERSPEAR GREEN | DETACHED HOME WITH GENEROUS LANDSCAPED GARDEN | STYLISH OPEN PLAN DINING KITCHEN WITH RELAXING SEATING AREA | DUAL ASPECT LOUNGE WITH 'FRENCH' DOORS | BEAUTIFULLY PRESENTED. This intriguing design takes advantage of the contours of the close and comprises an entrance hall, cloakroom, separate WC, lounge and dining kitchen whilst to the first floor there are three bedrooms, bathroom and an en-suite to the master. Gardens and driveway parking for two cars.

Offers In Excess Of £385,000

Tel: 01925 600 200

# Appleton Fulford Close



Located on the edge of this modern development built by Messrs 'Barratt Homes', this detached property enjoys most peaceful surroundings with little passing traffic and 'Pewterspear Green' playing fields opposite. Since occupation, the property has been improved cosmetically resulting in a most popular contemporary theme.

This detached home is approached by a flagged pathway which leads to a 'Composite' front leading into the house upon where the accommodation comprises a welcoming entrance hall with cloakroom and separate WC. The light and airy lounge enjoys a dual aspect combined with 'French' doors opening out onto the garden. The dining kitchen, again dual aspect, enjoys a relaxing seating area, dining area and kitchen making this the 'heartbeat' of the house, this super open plan space comprises a range of matching units finished in high gloss cream, in addition to a comprehensive range of integrated appliances. Again this room enjoys 'French' doors opening out onto the garden. The first floor features a master bedroom complete with fitted wardrobes and an en-suite shower room, guest bedroom again complete with fitted wardrobes, third bedroom and a three piece bathroom suite. Externally, there are landscaped gardens and driveway parking.



## Entrance Canopy

### Entrance Hallway

11'3" x 8'3" max (3.43m x 2.53m max)

Accessed through a 'Composite' front door with a double glazed panel into a welcoming hallway with 'Luxury Vinyl Flooring (LVT)', picture light point, inset lighting, staircase to the first floor and a central heating radiator.

### Cloakroom

5'9" x 3'0" (1.76m x 0.93m)

Electric consumer unit and coat hooks.

### WC

4'11" x 4'8" (1.52m x 1.43m)

Two piece white suite including a low level WC and a pedestal wash hand basin with a chrome mixer tap and splash back tiling. 'Luxury Vinyl Flooring' (LVT), inset lighting, PVC frosted double glazed window to the front elevation and a central heating radiator.

### Lounge

17'1" x 10'11" (5.21m x 3.33m)

A light and airy dual aspect principle reception room with PVC double glazed 'French' doors opening out onto the rear garden, 'Luxury Vinyl Flooring' (LVT), inset lighting, PVC double glazed window to the front elevation and a central heating radiator.



## Dining Kitchen

17'0" x 15'8" max (5.20m x 4.80m max)

A super open plan space with contemporary seating, dining and kitchen facilities including a range of matching base, drawer and eye level units finished in a high gloss cream with concealed lighting. integrated appliances including a four ring electric hob with an illuminated chimney extractor above and an oven below, fridge/freezer, dishwasher, washer/dryer and a cupboard housing the 'Logic Combi Esp1 35' wall mounted gas boiler. One and a half bowl stainless steel, single sink drainer unit with mixer tap set in a heat resistant work surface, PVC double glazed 'French' doors with matching adjacent panels opening out onto the rear garden, PVC double glazed window to the front elevation and a double central heating radiator.

## First Floor

### Landing

11'1" max x 6'0" max (3.38m max x 1.83m max )

Inset lighting and A PVC double glazed window to the rear elevation.

### Bedroom One

16'9" max x 13'1" (5.11m max x 4.00m )

Fitted with a range of modern wardrobes providing hanging and shelving space, engineered wood effect flooring, PVC double glazed window to the front elevation and a central heating radiator.

## En-Suite Shower Room

8'0" max x 6'3" (2.45m max x 1.92m)

Modern contemporary suite including a tiled cubicle with a thermostatic shower, pedestal wash hand basin with a chrome mixer tap, splash back tiling and a low level WC. Engineered wood effect flooring, PVC frosted double glazed window to the front elevation, extractor fan and a central heating radiator.

## Bedroom Two

13'0" x 12'5" max (3.97m x 3.80m max )

Fitted with a range of modern wardrobes providing hanging and shelving space complimented with an original storage cupboard sited adjacent to the stairwell, engineered wood effect flooring, PVC double glazed window to the front elevation and a central heating radiator.

## Bedroom Three

7'6" x 7'3" (2.31m x 2.21m)

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

## Bathroom

6'10" x 6'1" (2.10m x 1.86m)

Contemporary three piece white suite including a panelled bath with tiled splashback, pedestal wash hand basin with a chrome mixer tap again with splash back tiling and a low level WC. Engineered wood effect flooring, PVC frosted double glazed window to the rear elevation, double central heating radiator and an extractor fan.

## Outside

The fenced rear garden is generous in proportion and predominantly laid to lawn with flagged patio areas access from both the lounge and dining kitchen. Our clients have enhanced the garden further with a landscaped area ideal for garden furniture with the addition of several planted trees. The front features an open plan lawned garden with miniature shrubbed borders combined with a flagged pathway leading to the front. The side provides off road parking for two vehicles.

## Tenure

Freehold.

## Council Tax

Band 'E' - £2648.93 (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 5GQ

## 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.