

Appleton

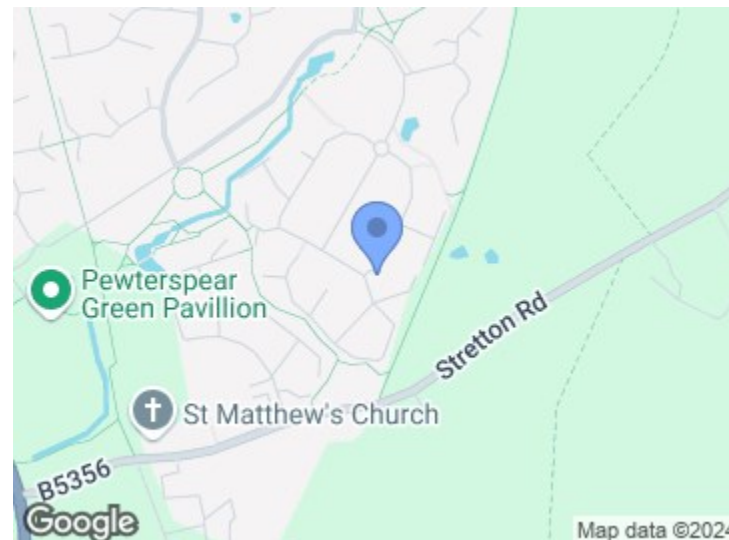


OCCUPYING A POPULAR LOCATION – MODERN EXECUTIVE DETACHED – OVERLOOKING THE FIELDS – PRIVATE GATED ACCESS WITH DETACHED DOUBLE GARAGE, the property is located on this highly desirable development and comprises of an entrance hallway, kitchen / dining room, lounge with double aspect, to the first floor a further sitting room, master bedroom and en-suite, to the second floor four further bedrooms and a contemporary four piece family bathroom. Externally there are private gates which access the driveway, double garage with further room above and lawned garden areas.

£625,000

Location

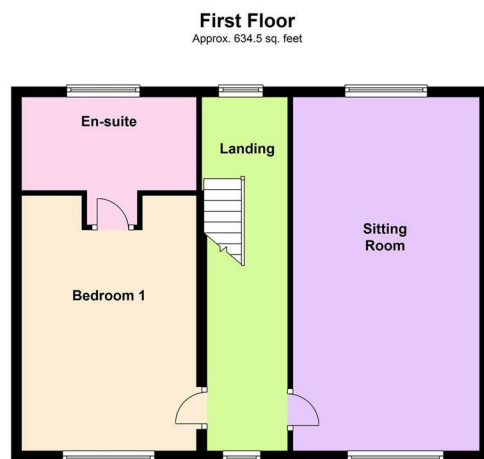
Occupying a popular and highly regarded location, this superbly appointed detached residence forms part of this recently established development. The property is located within a semirural location with natural walks and trails on the doorstep. Within close proximity is the fashionable village of Stockton Heath which offers a selection of associated amenities including retail outlets, restaurants, bars, banks and building societies. 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. Further to the area are a range of local schools catering for all ages with highly regarded reputations.



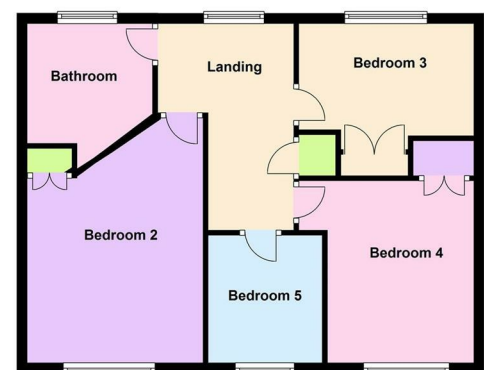
Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



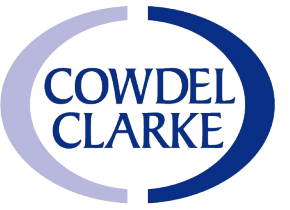
Total area: approx. 1872.4 sq. feet



Second Floor
Approx. 592.5 sq. feet



Appleton Ashford Drive



Occupying a highly regarded residential location, this modern executive detached property forms part of this development and offers superbly appointed accommodation over three storeys which has been finished to a high specification throughout. To the ground floor the property is accessed by a welcoming entrance hallway with beautiful Italian ceramic tiled flooring which is a feature present throughout the property. There is a useful utility room with space for a washing machine and dryer and also a Wc and pedestal wash hand basin. The kitchen has been recently re fitted and culminates in a stunning design of handmade wooden, hand painted eye and base level units with stunning granite work surfaces and a range of integrated appliances and French doors opening out onto the rear patio area. The family/dining room enjoys dual aspect and therefore takes advantage of the views overlooking the fields, and again French doors opening out onto the rear patio area. To the first floor there is a lovely lounge again with dual aspect and therefore benefiting from views over the fields, air conditioning and cooler heater unit which again is another desirable feature present within the property. The master suite includes a range of fitted wardrobes with hanging and shelving and its own stunning ensuite which has been beautifully fitted recently with an Italian style modern four piece suite. The second floor hosts four further bedrooms, of which three boast fitted wardrobes and a luxurious family bathroom with a four piece white Italian suite. This superbly appointed accommodation is further enhanced by the presence of central heating and double glazing. A viewing is highly recommended at the earliest opportunity.



Accommodation

Entrance

Featuring a 'Georgian Flat Top Door Surround' including sharp and clear cut pillars and canopy, courtesy light and a 'Composite' front door with twin frosted, leaded double glazed panels leading to the:

Entrance Hallway

16'10" x 6'5" (5.15m x 1.96m)

A welcoming entrance with Panelled and glazed French doors, Italian ceramic tiled flooring, staircase to the first floor, under stairs storage, ceiling coving and a telephone point.

Cloakroom / Utility

6'4" x 5'1" (1.93 x 1.55)

Two piece white suite including a low level Wc, pedestal wash hand basin, eye level unit, space for a washing machine and dryer with granite effect work surfaces over, tiled splash back, Italian ceramic tiled flooring and an opaque double glazed window to the rear elevation.

Kitchen / Dining Room

22'7" x 11'5" (6.88 x 3.48)

A stylish Kitchen incorporating a range of matching solid wooden hand painted units, glass frosted display cabinet, plate rack, window seat, integrated fridge, freezer, wine fridge, space for a five ring gas range with stainless steel chimney extractor, stainless steel sink and waste disposal unit with chrome mixer tap set in large granite work surface and preparation area, tiled splash back, tiled flooring, down lighters, French doors opening onto the patio area, central heating radiator and dual aspect double glazed windows to the front and side elevations.

Lounge

22'7" x 11'5" (6.88 x 3.48)

Dual aspect double glazed windows taking advantage of the views over the adjacent fields, French doors to the rear elevation opening onto a patio area, Italian ceramic tiled flooring, ceiling coving, television point, telephone point and two central heating radiators.

First Floor Landing

Dual aspect double glazed windows to the front and rear elevations, staircase to the first floor and two central heating radiators.



Sitting Room

22'7" x 11'5" (6.88 x 3.48)

Dual aspect windows to the front and rear elevations, two wall light points, air conditioning heater and cooler unit, telephone point, television point and a central heating radiator.

Master Bedroom

16'0" x 11'5" (4.88 x 3.48)

Dual aspect double glazed windows to the front and side elevations, double fitted wardrobe with hanging and shelving space, single fitted wardrobe with shelving space, telephone point, air conditioning, cooler and heater unit and a central heating radiator.

EnSuite

11'5" x 6'4" (3.48 x 1.93)

Refitted Italian four piece white suite incorporating a wall mounted wash hand basin set in a vanity sink unit with a butcher block work surface over, panelled bath with detachable shower head, wet room style fully tiled shower cubicle with a wall mounted rain head shower and separate detachable shower head, Italian tiled flooring and walls, spotlights, extractor, opaque double glazed window to the rear elevation, central heating radiator and under floor heating.

Second Floor Landing

Double glazed window to the rear elevation and overlooking the garden, access to the loft, airing cupboard and a central heating radiator.

Bedroom Two

16'0" x 11'9" (4.88 x 3.58)

Double fitted wardrobe hanging and shelving, air conditioning and cooler heater unit, central heating radiator and double glazed window to the front elevation.

Bedroom Three

9'8" x 11'10" (2.95 x 3.61)

Double fitted wardrobe providing hanging and shelving space, air condition heating and cooler unit, central heating radiator and double glazed window to the rear elevation.

Bedroom Four

10'8" x 9'11" (3.25 x 3.02)

Double fitted wardrobe providing hanging and shelving space, central heating radiator and a double glazed window to the front elevation.

Bedroom Five

8'1" x 7'5" (2.46 x 2.26)

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

Family Bathroom

10'6" x 8'4" (3.20 x 2.54)

Mirroring the quality of the ensuite this luxurious modern suite including a four piece white suite incorporating a wall mounted wash hand basin, with chrome mixer tap over set in a useful vanity unit with solid wood butcher block surface over, panelled bath with detachable shower head and wet room walk in shower which is fully tiled with a shower head and separate shower attachment, under floor heating, Italian ceramic tiled walls and flooring, spotlights, extractor, opaque double glazed window to the rear elevation and a central heating radiator.

Double Garage

20'11" x 16'10" (6.38 x 5.13)

Double doors to the front elevation, staircase to the studio, courtesy door to the side elevation, power, light and spotlights.

Studio

16'10" x 16'4" (5.13 x 4.98)

Double glazed window to the side elevation, double glazed window to the rear elevation, storage, telephone point and spotlights.

Outside

To the front of the property there is a paved gated pathway with adjacent lawn and driveway leading to the electric double gates. The rear elevation boasts a garden which is mainly laid to lawn with a range of planted borders and a courtesy door leading to the garage, room and patio area. There are electric double gates to the front elevation, light and useful water tap.

Tenure

Freehold.

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.

Local Authority

Warrington Borough Council.

Postcode

WA4 5GG

Possession

Vacant possession upon completion.

Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath office.

