

Appleton

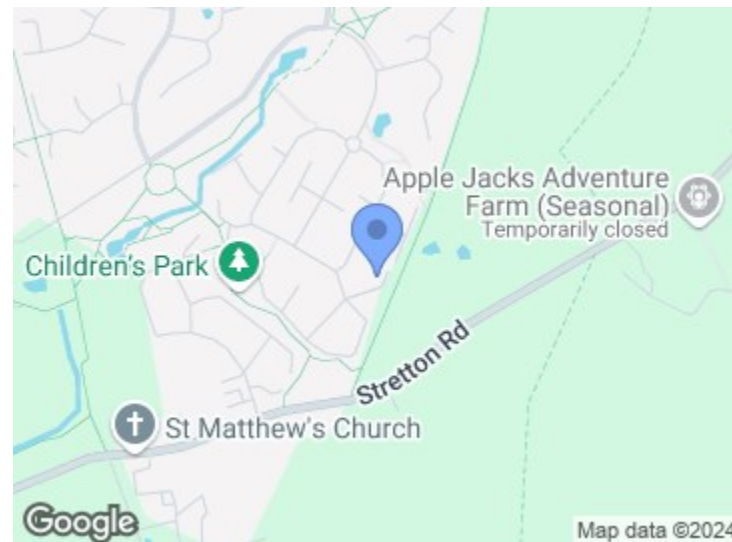


CUL-DE-SAC LOCATION | GREEN OUTLOOK | WESTERLY ASPECT | FOUR DOUBLE BEDROOMS | GARAGE & AMPLE PARKING | CLOSE TO ST.MATTHEWS PRIMARY SCHOOL | TASTEFULLY PRESENTED ACCOMODATION This four bedroom detached home is located towards the head of the cul-de-sac in an idyllic position. Tastefully presented over two floors, comprising entrance hallway with Storage, Lounge with green outlook, Dining / Kitchen with integrated appliances & Patio doors onto the rear garden, utility room, downstairs W.C and access to the garage. The first floor offers four double bedrooms with En-suite to main, double airing cupboard and loft access.

£475,000

Location

Situated on this modern development, this delightful detached house benefits from open views over farmland, sharing a cul-de-sac location with just three similar properties. Within close proximity is the cosmopolitan village of Stockton Heath which caters for most everyday shopping needs including a selection of restaurants, retail outlets, bars, banks and building societies. For more comprehensive shopping needs the larger more commercial town of Warrington is readily accessible together with access to the M6/M56 motorway networks and subsequently to Manchester and Liverpool airports. Further to the area there are a range of local schools catering for all ages with highly regarded reputations.



Total area: approx. 147.2 sq. metres

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 93 |
| (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 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 Hayling Close



Accommodation

Beautifully appointed accommodation sharing a cul-de-sac position with three similar properties; Hayling Close enjoys views over adjacent farmland and a westerly aspect rear garden. Comprising four double bedrooms with en-suite to main, beautifully manicured rear garden and practical family accommodation to the ground floor, including dual aspect lounge, Dining Kitchen, utility room, downstairs W.C and internal access to the garage. There is off road parking for several vehicles. St. Matthews Primary School is within walking distance, along with local Parks and Countryside walks.

Storm Porch

Tarmacadam drive leads to the frosted and glazed composite front door, underneath a convenient Storm porch.

Entrance Hallway

10'2" x 6'2" (3.1m x 1.9m)
Composite front door opens onto the entrance hallway, with 'Amtico' flooring, convenient cloaks cupboard and central heating radiator.

Lounge

16'9" x 12'5" (5.13m x 3.8m)
Dual aspect with PVC Windows to both front and side elevations; the front enjoying a green outlook. Two central heating radiators, television point & internet point.

Dining Kitchen

18'0" x 12'11" (5.49m x 3.96m)
Continued 'Amtico' flooring leads to a beautifully presented dining Kitchen with PVC Windows, PVC Patio doors opening onto the rear garden and excellent under stairs storage cupboard / Pantry area. The Kitchen comprises a range of matching eye and base level units complimented with a wood effect heat resistant roll top worktop, matching upturn and patterned tiled splashback. The Kitchen features a range of integrated appliances including Four ring gas hob with extractor above, Stainless Steel one and a half bowl sink with drainer & Chrome mixer tap, Integrated oven, integrated dishwasher, space for fridge freezer and further access to the rear garden.

Utility Room

6'3" x 5'6" (1.91m x 1.7m)
Continued 'Amtico' flooring, space for washing machine and dryer, heat resistant roll top worksurface, PVC Window to the rear elevation and central heating radiator.

WC.

5'6" x 3'6" (1.68m x 1.07m)
Continued 'Amtico' flooring, corner sink with Chrome mixer tap and tiled splashback, central heating radiator, low level W.C and extractor fan.



Bedroom Two

11'10" x 9'10" (3.63m x 3.)
PVC Window to the front elevation enjoying a green outlook, central heating radiator, ceiling light and integrated mirrored wardrobes providing hanging and shelving space.

Bedroom Three

11'10" x 11'3" (3.63m x 3.45m)
PVC Window to the rear elevation, central heating radiator and ceiling light.

Bedroom Four

11'10" x 9'10" (3.63m x 3m)
Dual aspect PVC Windows to the side and rear elevation, central heating radiator, ceiling light and television point.

Bathroom

6'9" x 6'3" (2.06m x 1.93m)
Three piece suite comprising panelled bath with shower above & Chrome control unit, low level W.C, Pedestal hand wash basin with Chrome mixer tap, Frosted PVC Window to the rear elevation, Central heating radiator & Chrome towel rail.

Outside

Tenure

Freehold

Council Tax

BAND 'F' - £3,120.49 (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 5GW

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.

Garage

19'10" x 10'0" (6.05m x 3.07m)
Plastered walls, up & over garage door, ceiling light, power points and wall mounted 'Logik' boiler.

First Floor

Landing

16'11" x 5'10" (5.17m x 1.8m)
Generous airing cupboard with hot water pressure system, loft access and further access to:

Bedroom One

10'11" x 10'11" (3.35m x 3.33m)
Integrated mirrored wardrobes, central heating radiator, dual aspect PVC Windows to the front and side elevations with a green outlook, ceiling light and access to:

En-Suite Shower Room

8'9" x 3'10" (2.67m x 1.19m)
Three piece suite comprising low level W.C, Pedestal hand wash basin with Chrome mixer tap, Walk in shower with glass screen and Chrome control unit, Chrome towel rail, central heating radiator and frosted PVC window to the side elevation.