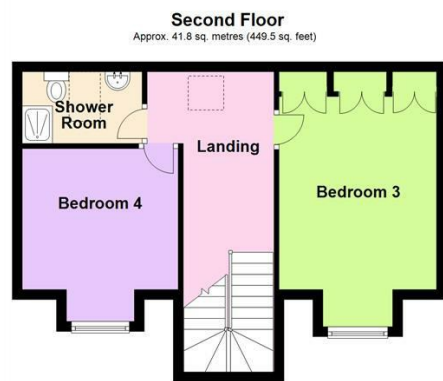
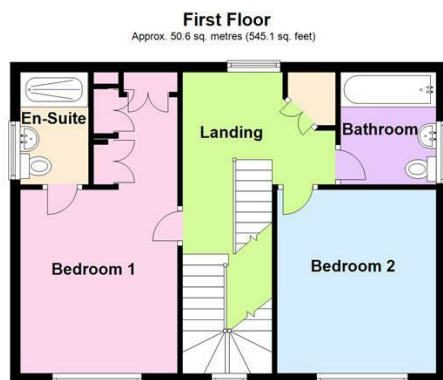


# Appleton

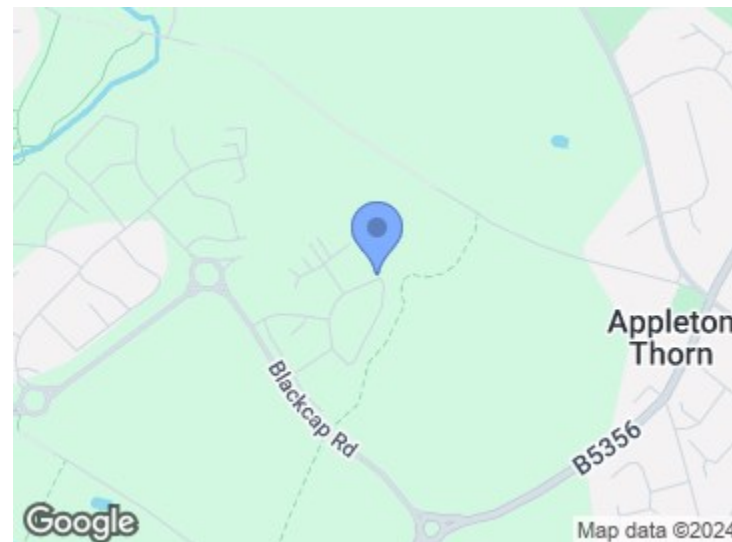


Total area: approx. 146.4 sq. metres (1576.2 sq. feet)



## Location

Appleton Thorn is home to charming buildings which span back centuries and are still put to great use today. The village hall hosts a range of community events from beer festivals and BBQs to the annual midsummer's "Bawming the Thorn." There's also a local church, pub and Warrington Golf Club is fairly close by. For cyclists and walkers, the village boasts a range of scenic routes and is just a short drive from Arley Hall, which is ideal for family days out. Some of Warrington's most highly-regarded schools are on the doorstep and the nearby M6 and M56 provide easy access to local towns and cities.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	93		

Energy Efficiency Rating scale: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
Environmental Impact (CO<sub>2</sub>) Rating scale: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).

RECENTLY CONSTRUCTED FOUR DOUBLE BEDROOM DETACHED I EN-SUITE TO MAIN AND SEPARATE DRESSING AREA I FIELD VIEWS TO THE FRONT ELEVATION I DETACHED GARAGE & PARKING FOR SEVERAL CARS I IMMACULATELY PRESENTED Located in an idyllic position this four bedroom detached home comprises Entrance hallway, Downstairs W.C, Lounge with bay window, Dining / Kitchen with upgraded 'Amtico' flooring and separate utility room. The first floor comprises two double bedrooms with En-suite dressing area and En-suite shower to the main, a family bathroom and airing cupboard. The Second floor features a generous landing area with two further double bedrooms and an upgraded Shower room. Viewing essential.

£535,000

# Appleton Melba Crescent



## Accommodation

Versatile family accommodation over three floors with field views to the front elevation. This recently constructed four bedroom, three bath property is located in a popular area with countryside walks in abundance. Ground floor accommodation comprises entrance hallway, W.C, Lounge, Dining Kitchen and Utility Room. Remaining accommodation includes four bedrooms with En-Suite & Dressing area to the main, family bathroom and family shower room. There are four double bedrooms, recessed landing spaces and loft access. Externally, there is parking for several vehicles, a detached garage and gardens to the front and side elevations.

## Entrance Hallway

Composite front door with leaded panel, Amtico flooring, central heating radiator and ceiling light. Providing access to:

## Lounge

Feature bay window to the front elevation, PVC Window to the side elevation, television point, two central heating radiators & ceiling light.

## Dining / Kitchen

Super family space with continued Amtico flooring, feature bay window to the front elevation, PVC Patio doors opening onto the private rear garden, central heating radiator and under plinth heating.

Opening onto the Kitchen, with continued Amtico flooring, a range of matching eye and base level units complimented with a marble effect worktop and a host of integrated appliances. The Kitchen includes built in dishwasher, 'Franke' stainless sink with chrome mixer tap, PVC Window overlooking the rear garden, 'Electrolux' oven and grill with matching electric hob, stylish glass splashback and Chrome extractor above. Dimmable spotlighting, ceiling light and access to the:

## Utility Room

Continued Amtico flooring, matching eye and base level units with marble effect roll top work surfaces & up-turn, space for washer / dryer and PVC Frosted door opening onto the driveway.

## First Floor

### Landing

Storage cupboard housing the hot water system, ceiling light and central heating radiator.

### Bedroom One

PVC Window to the front elevation with field views, central heating radiator, additional dressing area with bespoke custom-built wardrobes providing draws, hanging and shelving space, additional en-suite shower room:



## Bedroom Four

PVC Double glazed window to the front elevation, central heating radiator and ceiling light.

## Family Shower Room

Upgraded to include tiled walls, engineered flooring, enclosed shower unit with Chrome shower head & attachments, Spotlights, ladder style radiator, pedestal hand wash basin with Chrome mixer tap, low level W.C & PVC skylight.

## Garage

Up and over door with concrete base, light, power points and electric car charging point.

## Outside

The property is approached via Tarmacadam driveway providing parking for several vehicles. There is a detached garage and secure gated access to the rear garden. A flagged walkway is complimented by recently planted shrubbery, in turn leading to the front door. There are gardens to the front and side elevations.

The rear of the property is laid to lawn in the main with patio area, enclosed with recently installed wood fence panels.

## Tenure

Freehold

## Council Tax

Band F: £3,130.56

## 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.

## 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.



## En-suite Shower Room

Tiled walls and engineered flooring, the En-Suite comprises generous walk in Shower with sliding glass screen and Chrome attachments. Low level W.C, Pedestal hand wash basin with Chrome mixer tap and storage unit below, PVC frosted window to the side elevation, extractor fan and spotlights.

## Bedroom Two

PVC Window to the front elevation overlooking the field, central heating radiator and ceiling light.

## Family Bathroom

Panelled bath with chrome mixer tap, part tiled walls, engineered flooring, pedestal hand wash basin with Chrome mixer tap & storage unit below, low level W.C, ladder style radiator and frosted PVC Window to the side elevation.

## Second Floor

Recessed landing with space for office desk, PVC skylight to the rear elevation, storage cupboard and access to:

## Bedroom Three

PVC Window to the front elevation with field views, integrated bespoke wardrobes providing dressing table, hanging and shelving space, ceiling light and loft access.

