

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
Very 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 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	



ATTRACTIVE POSITION OVERLOOKING 'THE PARK' | DETACHED HOME 'FULL OF EXTRAS' | STYLISH OPEN PLAN DINING KITCHEN WITH INTEGRATED APPLIANCES & 'FRENCH DOORS' | DUAL ASPECT LOUNGE AGAIN WITH 'FRENCH' DOORS | 'AMTICO' FLOORING. This quaint design takes advantage of the contours of the avenue and comprises an entrance canopy, hallway with cloaks cupboard, WC, lounge and dining kitchen whilst to the first floor there are three bedrooms, bathroom and an en-suite to the main bedroom. Gardens and driveway parking for two cars.



www.cowdelclarke.com

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£375,000

Appleton Seacroft Avenue



*** OFFERED WITH NO ONWARD* CHAIN** Located towards the head of this cul-de-sac of this modern development built by Messrs 'Barratt Homes', this detached property enjoys views over the park with little passing traffic. 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. all with 'Amtico' flooring. 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 dining area and kitchen making this the 'heartbeat' of the house, this super open plan space comprises a range of matching units finished in a high gloss, in addition to a comprehensive range of integrated appliances. Again this room enjoys 'French' doors opening out onto the garden and a continuation of the 'Amtico' flooring. The first floor features a master bedroom complete with and an en-suite shower room, guest bedroom, third bedroom and a three piece bathroom suite. Externally, there are gardens and driveway parking for two vehicles side by side.

Accommodation

Ground Floor

Entrance Canopy

Providing a covered entrance complimented with two wall lights and a 'Composite' front door with a leaded double glazed panel leading to the:

Entrance Hallway

11'2" x 8'5" max (3.41m x 2.57m max)

A light and airy reception with 'Amtico' flooring fitted in a 'Herringbone' design, staircase to the upstairs accommodation, central heating radiator and a cloaks cupboard with lighting, shelving and the electric consumer unit.

WC

4'11" x 4'7" (1.52m x 1.42m)

Two piece white suite including a low level WC and a pedestal wash hand basin with a chrome mixer tap complete with a continuation of the 'Amtico' flooring in a 'Herringbone' design, partially tiled walls to dado height, PVC frosted double glazed window to the front elevation and a central heating radiator.

Lounge

17'1" x 10'11" (5.22m x 3.33m)

Dual aspect room with PVC double glazed 'French' doors opening onto the rear garden, in addition, to a PVC double glazed window to the front elevation and two central heating radiators.



Dining Kitchen

17'1" x 15'9" max (5.23m x 4.82m max)

An excellent proportioned open plan room providing kitchen, dining and socialising space which boasts PVC double glazed 'French' doors with matching adjacent panels opening onto the garden. The heartbeat of this home consists of a range of matching base, drawer and eye level units finished in a high gloss with both concealed and plinth lighting, integrated appliances including a five ring gas hob with splashback and an illuminated chimney extractor above, double oven and grill, fridge/freezer, washer/dryer, dishwasher and a wine fridge. One and a half bowl stainless steel, single sink, drainer unit with mixer tap set in a wood grain effect work surface with a matching splashback. A continuation of the 'Amtico' flooring in a 'Herringbone' design, inset lighting, PVC double glazed window to the front elevation and an 'Ideal Logic Combi ESP1 35 gas boiler housed in a wall unit.

First Floor

Landing

11'1" x 4'5" (3.40m x 1.35m)

PVC double glazed window to the rear elevation and a central heating radiator.

Bedroom One

16'11" x 11'8" (5.16m x 3.56m)

PVC frosted double glazed window to the front elevation and a central heating radiator.

En-Suite Shower Room

8'1" max x 6'3" (2.47m max x 1.92m)

Contemporary suite including an oversized tiled cubicle with a thermostatic shower, low level WC. and a pedestal wash hand basin with a chrome mixer tap and mirrored cabinet above. 'Amtico' flooring presented in a 'Herringbone' design, inset lighting, PVC frosted double glazed window to the front elevation, shavers point and a central heating radiator.

Bedroom Two

13'0" x 12'5" max (3.98m x 3.81m max)

Additional storage positioned over the stairwell, loft access, PVC double glazed window to the front elevation and a central heating radiator

Bedroom Three

7'6" x 7'2" (2.31m x 2.20m)

PVC double glazed window to the rear elevation and a central heating radiator.

Bathroom

6'10" x 6'0" (2.10m x 1.83m)

Modern contemporary white three piece suite including a panelled bath with a thermostatic shower above and screen, low level WC. pedestal wash hand basin with a chrome mixer tap and a mirrored cabinet above. 'Amtico' flooring in a 'Herringbone' design, inset lighting, part tiled walls, PVC frosted double glazed window to the rear elevation and a double central heating radiator.

Outside

The fenced rear garden is generous in proportion and predominantly laid to lawn with a flagged patio area accessed from the lounge, parking to the side. The front features lawned gardens with miniature shrubbed borders combined with a flagged pathway leading to the front set behind wrought iron railings.

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 5GT

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.