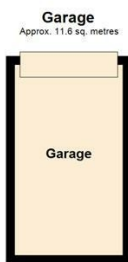
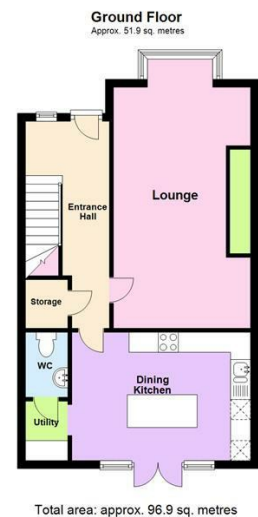


Appleton Thorn



Location

Arley, Appleton Thorn and Appleton are sought after rural districts to the East of Warrington in between Knutsford, Lymm, and Stockton Heath. The Arley Estate is a beautiful large privately owned and very picturesque country estate of several thousand acres with a stunning main house and there are a number of bridle ways and footpaths. The Estate has been improved dramatically over the years and now also has a café/restaurant at the Hall. It is situated along the Arley straight.

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. 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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	

NEARLY NEW Detached Home Built By 'Bloor Homes' | Lounge with 'MEDIA WALL' | Dining Kitchen with CENTRE ISLAND & Appliances | UTILITY & WC. | Main Bedroom with DRESSING AREA & EN-SUITE | LANDSCAPED GARDENS. Situated within this popular development boasting a contemporary theme including marble effect tiling to the ground floor, media wall to the lounge, dining kitchen, utility, WC, principal bedroom with dressing area and en-suite, two further bedrooms and a bathroom. Gardens, driveway and a garage.

Appleton Thorn Galebrook Way



Recently constructed three bedroom detached home with optional extras from new. This modern home features beautifully appointed accommodation over two floors; comprising an entrance hallway, lounge with feature bay window & media wall, generous under stairs cloaks storage, dining kitchen with feature island and patio doors opening onto a southerly facing rear garden with beautiful tiled patio area. The first floor provides three double bedrooms with en-suite shower room and dressing area to the main. There is a modern family bathroom and loft access. Externally, the property provides off road parking for several vehicles and a detached garage with light and power points. The rear garden features a tiled patio area, rendered borders and is complimented by maintenance artificial grass in the main.

Ground Floor

Entrance Porch

8'0" x 2'2" (2.44m x 0.68m)
Covered timber canopy with inset lighting and a 'Composite' front door with frosted double glazed panels leading to the:

Entrance Hallway

13'4" x 6'11" (4.08m x 2.12m)
A welcoming reception with a beautiful marble effect tiled floor which continues throughout the ground floor, staircase to the first floor with a cloaks cupboard below providing shelving and the electric consumer unit, contemporary, vertical central heating radiator and a PVC double glazed window to the front elevation.

Lounge

18'0" into bay x 11'1" (5.50m into bay x 3.40m)
Featuring an increasingly popular 'Media Wall' incorporating a recess for a 65" flat screen television and a remote control twig effect living flame electric fire below. Continuation of the marble effect tiled flooring, feature PVC double glazed square bay window overlooking the front and two central heating radiators.

Dining Kitchen

14'7" x 10'6" (4.45m x 3.22m)
Fitted with a range of matching base and eye level units finished in a high gloss white providing cupboard and drawer storage, in addition to a centre island with breakfast bar and contrasting high gloss grey base level units. Furthermore, there are integrated appliances including a four ring induction hob with an illuminated chimney extractor above and an oven with grill below, fridge/freezer and a dishwasher. One and a half bowl 'Composite' sink unit with a chrome mixer tap set in a wood grain effect work surface with a contrasting splashback, PVC double glazed 'French' doors opening onto the garden with matching adjacent panels, marble effect tiled flooring, inset lighting as well as further lighting above the centre island and two central heating radiators.

Utility Area

5'6" x 3'6" (1.68m x 1.07m)
Fitted with a base level unit set adjacent to an integrated washing machine with a work surface above and an eye level cupboard housing the 'Ideal Logic Code Combi ESP1 38' boiler complete with a continuation of the marble effect tile flooring.

WC

4'8" x 3'4" (1.44m x 1.04m)
Two piece suite including a low level WC. and a wash hand basin with a chrome mixer tap, majority tiled walls and a continuation of the tile flooring, central heating radiator and an extractor fan.

First Floor

Landing with loft access and PVC Window to the side elevation.



Landing

12'5" x 3'9" (3.80m x 1.16m)
Storage cupboard with shelving, loft access, PVC double glazed window to the side elevation and a central heating radiator.

Bedroom One

11'10" x 9'6" (3.63m x 2.92m)
Decorative panel effect walls providing an ever increasingly popular look, PVC double glazed window to the front elevation, central heating radiator, television point, television point and open access to the:

Dressing Area

5'1" x 5'1" (1.56m x 1.56m)
Double wardrobe providing upper and lower hanging rails with sliding mirrored doors combined with a useful storage cupboard with shelving.

En-Suite Shower Room

8'5" x 4'5" (2.57m x 1.36m)
A stylish three piece shower room comprising a double walk in cubicle with glass screening and a thermostatic shower, wash hand basin with splash back tiling and a mirrored cabinet complete with a low level WC. Stylish tiled flooring, PVC frosted double glazed window to the front elevation, central heating radiator and an extractor fan.

Bedroom Two

10'4" x 10'2" (3.15m x 3.12m)
Range of fitted wardrobes providing hanging and drawer spac, PVC double glazed window to the rear elevation and a central heating radiator. PVC Window to the rear elevation, central heating radiator, ceiling light and recessed area for wardrobe space.

Bedroom Three

10'2" x 7'10" (3.11m x 2.41m)
PVC double glazed window to the rear elevation and a central heating radiator.

Family Bathroom

7'8" x 5'7" (2.35m x 1.72m)
Contemporary suite including a panelled bath with a mixer shower head and feature splashback tiling, wash hand basin again with splash back tiling and a low level WC. Cushioned vinyl flooring, white ladder heated towel rail, PVC frosted double glazed window to the side elevation, shavers point and an extractor fan.

Outside

The front of the property is approached via a Tarmacadam driveway providing off road parking for three cars. Tiled paving and a golden grave border leads to a canopied entrance porch & subsequent composite front door.

The rear of the property enjoys a southerly aspect, with stylish tiled patio, raised & rendered borders with matching tiled tops, enclosed fence panels and a further BBQ area with matching tiled flagging. ,and the garden features low maintenance artificial grass in the main and a golden gravel storage area behind the detached garage. Panelled fencing with a side gate allow access to the driveway and garage. The detached garage has light and power points with a manual up and over garage door.

Tenure

Freehold.

Council Tax

Band 'D' - £2,167.31 (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 4FY

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.

