

Appleton



IMPROVED & EXTENDED Modern Detached Home | OPEN-PLAN Kitchen/Dining Area & Family Room | 'TED TODD' Flooring & BI-FOLDING Doors |REFURBISHED BATHROOM | LANDSCAPED GARDEN. A beautifully appointed home where equal attention has been paid internally and externally. The accommodation includes a porch, hallway, WC, lounge with a limestone fireplace, breakfast kitchen/dining area/family room, utility, four bedrooms, en-suite and a family bathroom. Externally, there are gardens, driveway and a subdivided garage.

£550,000

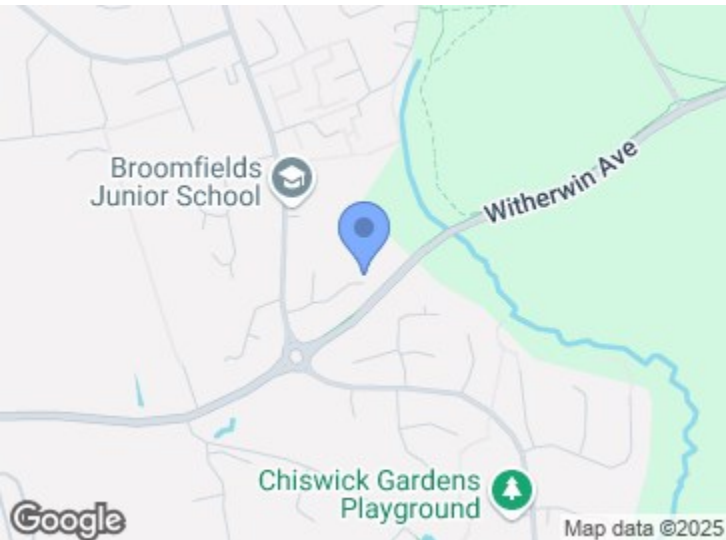
Tel: 01925 600 200


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. 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 Cemetery, 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 area, making it a prime location for families.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	87
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	

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Appleford Close



This refurbished and extended home forms part of a modern development of similar detached houses known as Appleford Close neighbouring 'Broomfields' Junior School. Conveniently positioned for Stockton Heath, this refurbished property has benefitted from a comprehensive programme of improvements including but not limited to an eye catching rear extension with an open plan theme resulting in a stylish kitchen, centre island, dining area and family room, bi-folding doors and 'Ted Todd' flooring, super bathroom suite and a landscaped garden.

An internal inspection is essential to appreciate the quality on offer which in brief comprises an entrance porch with a 'Composite' front door, hallway with tile flooring, WC, lounge with a limestone fireplace, stunning dining kitchen and family room boasting a centrally positioned living flame fire with a three side display and a utility room. The first floor includes the master bedroom with en-suite and fitted wardrobes, three further bedrooms and a beautifully appointed bathroom suite. Externally, there are landscaped gardens and a double driveway.

Accommodation

Ground Floor

Entrance Porch

5'2" x 2'2" (1.58m x 0.67m)

Stone flagged entrance, courtesy light and a frosted, double glazed 'Composite' front door with a matching adjacent panel leading to the:

Entrance Hallway

12'10" x 7'2" (3.92m x 2.19m)

A light and airy reception with a grey gloss tiled floor, staircase to the first floor with a painted balustrade and spindles, understairs storage cupboard, inset lighting, ceiling coving and a central heating radiator.

WC

6'6" x 3'0" (1.99m x 0.93m)

A continuation of the tiled flooring with a two piece suite including a low level WC. complete with a wash hand basin, chrome mixer tap and a black tile splashback. Inset lighting, PVC frosted double glazed window to the side elevation, electric consumer unit and a double central heating radiator.

Lounge

14'9" x 10'6" (4.51m x 3.21m)

Located to the front featuring a limestone fireplace with a living flame coal effect gas fire and matching hearth, 'LVT' (Luxury Vinyl Tile) flooring, ceiling coving, PVC double glazed windows to both the front and side elevations, central heating radiator, television and telephone points.

Breakfast Kitchen / Family Room & Dining Area

24'8" x 18'5" (7.53m x 5.63m)

An outstanding example of this ever popular rear extension resulting in an open-plan theme with designated areas for cooking, dining and recreational activities. Professionally designed and fitted, the dining kitchen boasts a range of matching base, drawer and eye level units in a matt grey finish complete with pelmet and plinth lighting. In addition, there is a centre island and breakfast bar featuring a natural granite finish harbouring a one and a half bowl sunken sink unit complemented by a matching mixer tap. Furthermore, there is further cupboard storage, dishwasher and a wine fridge. Accompanying the aforementioned amenities are a five ring gas hob with an illuminated chimney extractor above, microwave oven, separate oven & grill, warming drawer, re-cycling bin and sliding spice rack storage cupboards.

Crowning this super room are a number of features worthy of note including aluminium bi-folding doors opening onto the landscaped patio are ideal for 'Al-Fresco' dining set adjacent to three full height matching double glazed windows, 'Ted Todd' wooden flooring, three double glazed 'Velux' windows with one electronically operated, centrally located living flame gas fire with a three side display, exposed brick feature wall, wall mounted vertically displayed copper piping in three positions acting as a heat source, inset lighting and 'Haver Iron Works' England light switches.



Utility

7'6" x 6'0" (2.29m x 1.84m)

Fitted with base and eye level units as well as a one and a half bowl stainless steel, single sink drainer unit with mixer tap set in a granite style heat resistant, roll edge work surface with tile splashback complete with a wall mounted 'Baxi 800' boiler encased in a wall unit. Space for a washing machine and dryer, tiled flooring, inset lighting, central heating radiator and a door to what was the garage which has been subdivided.

First Floor

Landing

9'11" x 7'8" (3.04m x 2.35m)

Storage cupboard housing a central heating radiator ideal for the airing of clothes, loft access, inset lighting and ceiling coving.

Bedroom One

14'7" x 10'9" (4.45m x 3.28m)

Fitted with a range of wardrobes providing hanging, shelving and drawer storage, inset lighting, PVC double glazed window to the front elevation and a central heating radiator.

En-Suite Shower Room

5'10" x 5'3" (1.80m x 1.61m)

White three piece suite including a tiled cubicle with a thermostatic shower, pedestal wash hand basin with a chrome mixer tap and a low level WC. Part tiled walls to dado height with contrasting tiled flooring, inset lighting, heated ladder towel rail, PVC frosted double glazed window to the front elevation, shavers point and an extractor fan.

Bedroom Two

12'4" x 7'11" (3.78m x 2.43m)

Fitted with a range of wardrobes providing hanging, shelving and drawer space, inset lighting, PVC double glazed window to the front elevation and a central heating radiator.

Bedroom Three

9'3" x 8'11" (2.84m x 2.72m)

Fitted with a range of wardrobes providing hanging, shelving and drawer space, spot lights, PVC double glazed window to the rear elevation and a central heating radiator.

Bedroom Four

8'11" x 7'4" (2.72m x 2.26m)

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

Bathroom

7'6" x 5'6" (2.31m x 1.69m)

Recently refurbished contemporary white suite with feature tiled walls including a tiled bath with a thermostatic shower above, chrome mixer tap and both 'retractable and rain-shower' heads complete with illuminated recessed shelving, vanity wash hand basin with drawer storage below, chrome mixer tap and an illuminated mirrored cabinet complete with a low level WC. Vertical central heating radiator with a chrome coloured towel rail, tiled flooring, inset lighting, PVC frosted double glazed window to the rear elevation and an extractor fan.

Garage / Storage

11'2" x 7'9" (3.41m x 2.37m)

Having been subdivided to provide further accommodation, this storage area can be accessed by both an up 'n' over door from the front and internal door from the utility. whilst providing light and power.

Outside

Particular attention has been paid to the rear garden to ensure there is a seamless transition from inside to outside. The landscaped garden boasting an open aspect includes themed areas including a generous decorative patio ideal for 'Al-Fresco' dining with both soffit and wall lighting. Steps lead to a further patio area again offering a hardstanding for further garden furniture. Completing the garden is a lawn set in front of a hedgerow providing privacy.

The front has also benefitted from thoughtfulness with wall lighting encompassing the front along with strategically positioned spotlights highlighting trees and lawn. In addition, there is a tarmacadam driveway for two vehicles combined with side access to the rear again with lighting.

Tenure

Freehold.

Council Tax

Band 'E' - £2,648.93 (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 3DP

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.

