

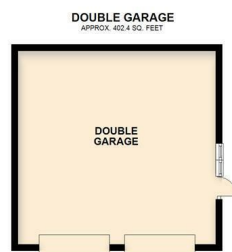
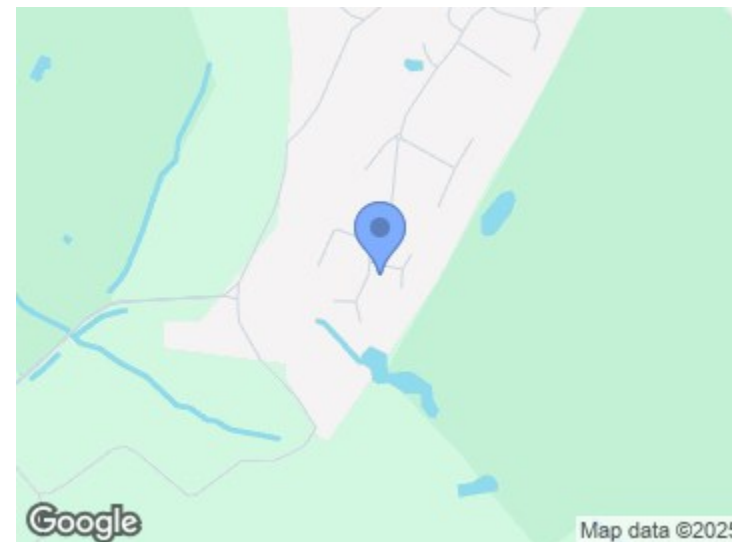
# Appleton



## 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.

Home to 'Warrington Golf Club', 'Co-op', veterinary, GP and hairdressers of which are all within walking distance. 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	76	79
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	75	76
EU Directive 2002/91/EC		

One of APPLETON'S FINEST LOCATIONS Known as 'THE HAMPTONS' | SYNONYMOUS with PRESTIGE LIVING | IMPOSING RECEPTION with SPLIT LEVEL Staircase | Replacement EXTERIOR WINDOWS & DOORS | REPLACED & UPGRADED BATH/SHOWER Rooms | OPEN-PLAN Dining Kitchen & CENTRE ISLAND | FIVE RECEPTION Rooms & FIVE BEDROOMS. Occupying a commanding corner plot, this impressive home offers a perfect blend of space, comfort and modern living with thoughtfully designed accommodation including an entrance porch, hallway, inner vestibule, cloakroom & WC, lounge, dining room, study, family room, garden room, dining kitchen and utility. Principal bedroom with dressing room and en-suite, guest bedroom with en-suite, further bedroom with en-suite, two more bedrooms and a bathroom. Gardens, large drive and double garage.

**£1,050,000**

