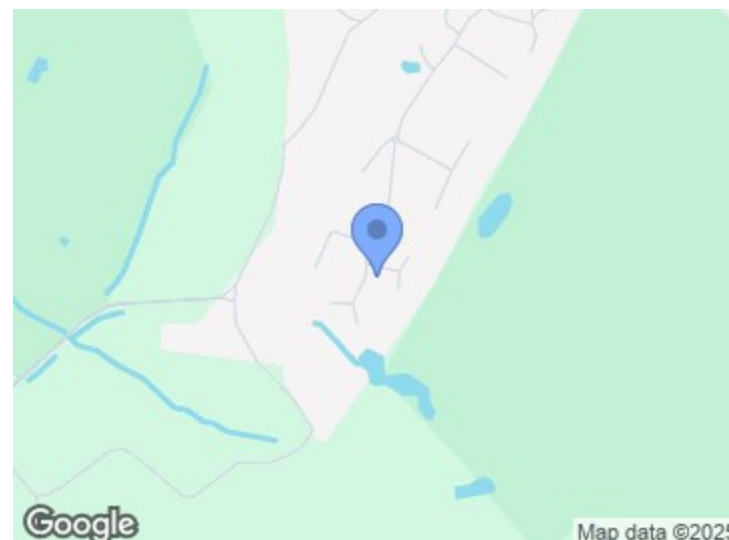


Location

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) A			
(81-91) B			
(69-80) C		76	79
(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	

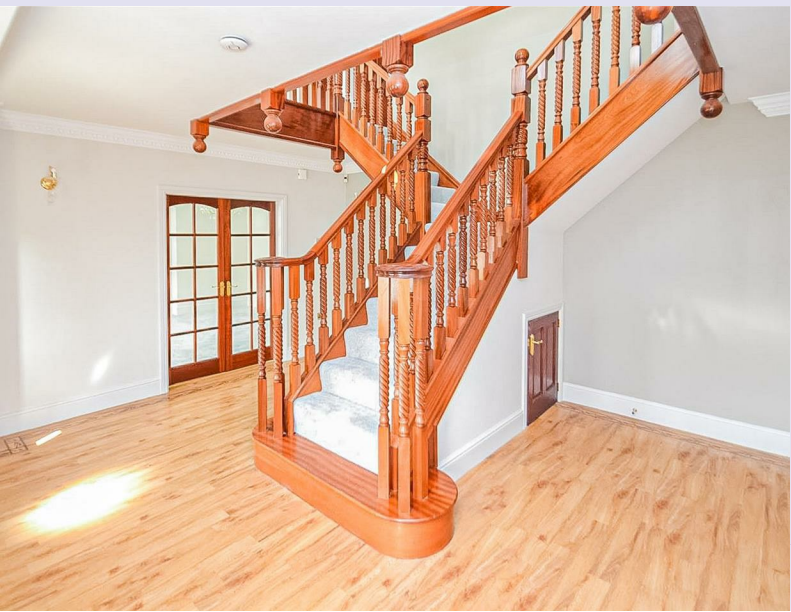
Appleton



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

Appleton High Warren Close



Situated within one of Appleton's finest locations known favourably as 'The Hamptons'. Occupying one of the larger corner plots, this premium design double fronted detached home has enjoyed some improvements over recent years including the installation of replacement double glazed combined with 'Composite' doors and replacement of four bathroom / shower rooms.

Constructed by Messrs Bryant Homes, this impressive residence offers substantial and well planned accommodation extending to approximately 3000 square feet. On first glance you are welcomed with an imposing modern executive home with a symmetrical facade.

Once inside you are greeted with a stunning reception hall with a memorable split staircase branching off to both sides and galleried landing, inner vestibule with a continuation of the 'Amtico' flooring, cloakroom with separate WC, lounge accessed from the hall via double doors featuring an 'Ingenook' fireplace and further glazed double doors to the dining room, study with fitted furniture, family room again with a feature fireplace, garden room, dining kitchen with centre island and a utility room. The first floor boasts a galleried landing, master suite with dressing room and en-suite bathroom, guest bedroom with en-suite, further bedroom again with an en-suite, two further bedrooms and a bathroom. Externally, there are well manicured gardens, large driveway parking and a double garage.

Accommodation

Ground Floor

Entrance Porch

14'9" x 4'1" (4.52m x 1.26m)

Covered porch with two 'Georgian' stone pillars, in addition to stone flagging, courtesy light, panelled ceiling and an opaque, leaded double glazed 'Composite' front door leading to the:

Entrance Hallway

16'9" x 14'9" (5.12m x 4.52m)

A most appealing and welcoming reception with the centre piece split staircase branching off to both sides with a polished wooden balustrade and spindles. 'Amtico' flooring, ceiling corning, four light points, under stairs storage, two leaded double glazed windows to the front elevation and two central heating radiators.

Inner Vestibule

11'5" x 3'5" (3.50m x 1.05m)

Continuation of the 'Amtico' flooring, ceiling rose, ceiling corning and a central heating radiator.

Cloakroom

5'10" x 4'2" (1.78m x 1.29m)

'Amtico' flooring, ceiling corning and a walk-in cloaks cupboard providing hanging and shelving space.

W C

5'10" x 4'6" (1.78m x 1.39m)

Two piece suite including a low level WC, in addition to a pedestal wash hand basin with a chrome mixer tap. Continuation of the 'Amtico' flooring, part tiled walls to dado height, opaque double glazed window to the side elevation and a central heating radiator.

Lounge

21'9" x 15'5" max (6.65m x 4.72m max)

Accessed from the entrance hall via twin glazed doors into a most generous entertaining room which boasts an 'Ingenook' fireplace featuring two leaded double glazed windows to the side elevation set either side of the living flame coal effect gas fire, limestone inset, raised hearth and a moulded surround. Characterful elements including two ceiling roses and ceiling corning, leaded double glazed windows to the front elevation, two central heating radiators and glazed double doors leading to the:

Dining Room

13'3" x 13'0" (4.05m x 3.97m)

Situated to the rear with leaded double glazed 'French' doors with matching adjacent panels leading out onto the patio garden, ceiling corning, ceiling rose and a central heating radiator.

Study

13'3" x 9'9" (4.05m x 2.99m)

Situated at the front with leaded double glazed windows and comprising fitted furniture including a wall unit with a range of base level cupboards set either side of a drawer unit with display shelving above. Ceiling corning, ceiling rose and a central heating radiator.

Family Room

13'2" x 12'11" (4.02m x 3.95m)

Feature fireplace including a living flame pebble effect gas fire with limestone inset, raised hearth and a moulded surround, ceiling corning, ceiling rose, central heating radiator and glazed double doors with matching adjacent panels leading to the:

Garden Room

10'4" x 9'10" (3.16m x 3.01m)

Leaded double glazed 'French' doors opening out onto the the patio garden, in addition to matching double glazed windows to both side elevations. Tiled flooring, ceiling rose and a central heating radiator.

Dining Kitchen

16'9" x 14'1" (5.13m x 4.30m)

Generously proportioned with a range of matching base, drawer and eye level units with concealed lighting complimented with a centre island and breakfast bar including deep drawer storage and twin wine racks. Integrated appliances including a seven gas ring burner 'Flavel Milano 100' cooker with an illuminated chimney extractor above and a dishwasher. Space for an 'American' style fridge/freezer with adjacent pull-out spice rack cupboards, one and a half bowl sunken sink unit set in a granite work surface with a chrome mixer tap and splash back tiling and inset lighting. Leaded double glazed window to the rear elevation, leaded double glazed door to the rear and a plinth heater.

Utility Room

9'3" x 5'2" (2.84m x 1.59m)

Fitted with a range of base and eye level units along with a stainless steel single sink drainer unit with mixer tap set in a granite style hear resistant, roll edge work surface with tiled splashback. Spaces for both a washing machine and dryer, wall mounted 'Baxi 400' boiler set in an eye level unit, tiled flooring and an opaque leaded double glazed door to the side and a central heating radiator.

First Floor



Galleried Landing

16'9" x 13'0" (5.11m x 3.97m)

Super light and airy feature including two wall light points, ceiling corning, airing cupboard housing 'Megaflor' unvented water system, leaded double glazed windows to the front elevation, two central heating radiators and an arch to the:

Inner Lobby

8'2" x 3'3" (2.50m x 1.00m)

Further airing cupboard housing the 'Gledhill' unvented water system and ceiling corning.

Bedroom One

15'9" x 13'4" (4.81m x 4.07m)

Fitted furniture including a dressing table with two sets of drawers complimented with a matching wall unit with display shelving and further drawer storage below, leaded double glazed windows to the front elevation, ceiling coving, central heating radiator and an arch to the:

Dressing Room

10'8" x 7'3" (3.26m x 2.22m)

Comprehensive range of fitted furniture including five sets of double wardrobes providing hanging and shelving space, in addition to some drawer storage and twin mirrored fronts. Opaque double glazed window to the side elevation, loft access, spot lights and a central heating radiator.

En-Suite Bathroom

13'3" x 8'4" (4.06m x 2.55m)

Replaced four piece suite including an oval shaped freestanding bath with a chrome mixer tap, tiled cubicle with a thermostatic shower and both rain-shower and retractable heads, twin wash hand basins with mixer taps set on a vanity unit with drawer storage below complete with a low level WC. Matching wall and floor tiling, storage cupboard providing excellent space for airing clothes, inset lighting, chrome ladder heated towel rail, opaque double glazed window to the rear elevation and a shavers point.

Bedroom Two

13'3" x 13'3" (4.06m x 4.05m)

Fitted furniture including a double wardrobe providing hanging, shelving and drawer space, in addition to a matching dressing table with two sets of drawers. Leaded double glazed windows to the front elevation and a central heating radiator.

En-Suite Shower Room

9'7" x 4'6" (2.93m x 1.38m)

Again a replaced three piece suite including a tiled cubicle with a feature wall and a thermostatic shower, wash hand basin set into a vanity unit with a chrome mixer tap, drawer storage below and a mirror above. all complete with a low level WC. Matching tiled flooring and walls, chrome ladder, heated towel rail, inset lighting, opaque double glazed window to the side elevation and an extractor fan.

Bedroom Three

14'1" x 8'9" (4.30m x 2.67m)

Fitted double wardrobe providing hanging, shelving and drawer storage, ceiling coving, leaded double glazed window to the rear elevation and a central heating radiator.

En-Suite Shower Room

7'3" x 5'1" (2.22m x 1.57m)

Replaced and upgraded three piece suite including a tiled cubicle with a feature wall and thermostatic shower, wash hand basin set into a vanity unit with mixer tap, drawer storage below and a mirror above, all complete with a low level WC. Matching tiled walls and flooring, inset lighting, chrome ladder, heated towel rail and an extractor fan.

Bedroom Four

14'1" x 7'10" (4.30m x 2.39m)

Double wardrobe providing hanging, shelving and drawer storage, ceiling coving, leaded double glazed window to the rear elevation and a central heating radiator.

Bedroom Five

13'3" x 10'9" max (4.06m x 3.28m max)

Double wardrobe providing hanging, shelving and drawer storage, leaded double glazed window to the rear elevation, ceiling coving and a central heating radiator.

Bathroom

9'8" x 8'2" (2.96m x 2.49)

Replaced and upgraded four piece suite including a panelled bath with a chrome mixer tap, tiled cubicle with a thermostatic shower, wash hand basin with chrome mixer tap, drawer storage below and a mirror above, all complete with a low level WC. Part tiled walls with contrasting wood effect tiled flooring, inset lighting, chrome ladder, heated towel rail and an opaque double glazed window to the side elevation.

Outside

The walled rear garden is generous in dimension, predominantly laid to lawn and enjoys a well proportioned flagged patio areas. Cold water tap, exterior lighting and well stocked borders. The front garden is again predominantly laid to lawn with well stocked borders, in addition to low hedging plants and mature bushes. The side provides a further garden area and large driveway parking for several car which leads to the detached double garage.

Double Garage

20'3" x 19'11" (6.19m x 6.09m)

Vehicular access via twin up 'n' over doors as well as a courtesy double glazed door opening out onto the garden with an adjacent double glazed window providing further natural light. Eaves storage, power and lighting.

Tenure

Freehold.

Council Tax

Band 'H' - £4,551.91 (2025/2026)

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 5SB

Possession

Strictly by prior appointment with Cowdel Clarke. 'Video Tours' can be viewed prior to physical inspections.

Viewing

Strictly by prior appointment with Cowdel Clarke. 'Video Tours' can be viewed prior to physical inspections.