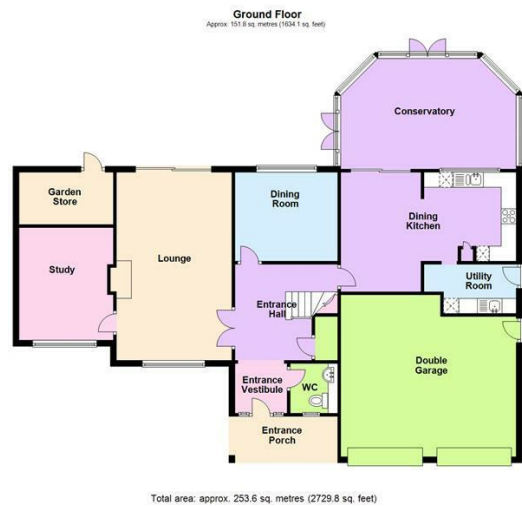


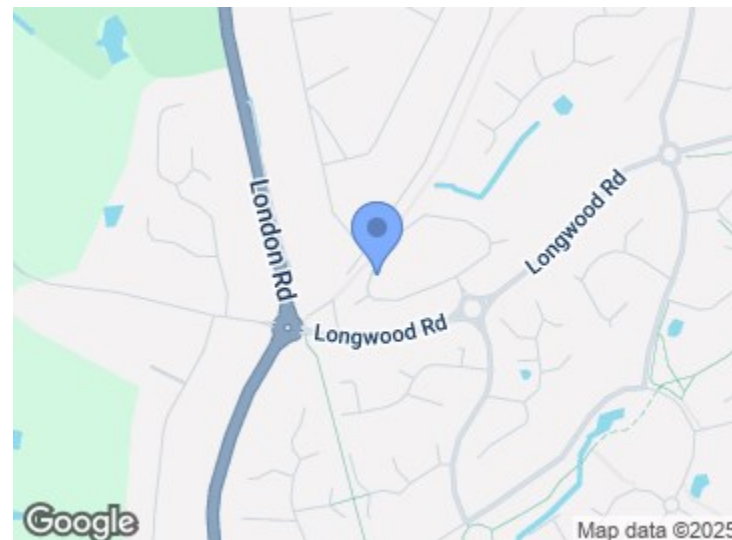


Location

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 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 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			
England & Wales		EU Directive 2002/91/EC	

71	76
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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	



HIGHLY REGARDED Location with SUPER WALKS | TASTEFULLY PRESENTED & EXTENDED | OPEN PLAN Dining Kitchen | UNDERFLOOR HEATING & AIR CONDITIONING in Conservatory | FOUR Reception Rooms & Four DOUBLE Bedrooms | BEAUTIFULLY MANICURED Gardens. Set within a highly sought after setting, this modern detached home offers two storey accommodation including an entrance porch, vestibule, cloakroom & WC, hallway, lounge, study, dining room, dining kitchen complete with high gloss units and appliances, conservatory and a utility. The first floor offers a light and airy landing, master bedroom with en-suite, three further bedrooms and a family bathroom. Gardens, driveway and a double garage.

£695,000



www.cowdelclarke.com

Tel: 01925 600 200

Appleton Littlecote Gardens



Accommodation

Having been in occupation for over twenty five years, this extended detached home is a credit to our existing clients as they have maintained a programme of ongoing maintenance and improvements over the years. Forming part of this select development completed by Messrs 'Wain Homes' in the mid nineties and situated adjacent to 'The Dingle', this modern detached property is approached via a covered, pillared entrance porch which in turn leads into the entrance vestibule with further accommodation including a cloakroom with WC, hallway featuring a turning staircase to the first floor with storage, dual aspect lounge with a contemporary fireplace, study, dining room with views over the garden, dining kitchen complete with a range of high gloss units and integrated appliances. conservatory with both air conditioning and underfloor heating and a utility featuring a continuation of the kitchen units. The first floor boasts a galleried landing with storage, master bedroom with a comprehensive range of fitted furniture, en-suite shower room, three further bedrooms and a family bathroom. Externally, there are beautifully manicured gardens, driveway parking and a double garage.

Ground Floor

Entrance Porch

11'4 x 4'5 (3.45m x 1.35m)

Pillared porch with 'Quarry' tiled flooring, panelled ceiling and a wall light point.

Entrance Vestibule

5'11 x 5'5 (1.80m x 1.65m)

Accessed through a stained glass, frosted, leaded glazed front door with frosted double glazed adjacent panels, PVC frosted double glazed window to the side elevation, tiled flooring, ceiling coving and a central heating radiator.

WC.

5'5 x 5'2 (1.65m x 1.57m)

Two piece suite including a low level WC, in addition to a wash hand basin mounted onto a vanity unit with cupboard storage below and display shelving. Tiled flooring with matching tiled walls to dado height, chrome ladder heated towel rail and a frosted PVC double glazed window to the front elevation.

Entrance Hallway

11'4 x 10'6 (3.45m x 3.20m)

A generous reception area with a turning staircase to the first floor with both an under the stairs cloaks cupboard and separate storage cupboard, tiled flooring, ceiling coving and double doors leading to the:

Lounge

20'8 x 12'7 (6.30m x 3.84m)

A stylish marble fireplace with a remote control living flame coal effect gas fire, matching marble inset and hearth, double glazed patio doors to the rear, PVC double glazed window to the front elevation, ceiling coving, television point, two central heating radiators and a door leading to the:

Study

12'3 x 10'2 (3.73m x 3.10m)

Inset lighting, ceiling coving, PVC double glazed window to the front elevation and a central heating radiator.

Dining Room

11'2 x 9'8 (3.40m x 2.95m)

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

Dining Kitchen

19'2 x 13'1 max (5.84m x 3.99m max)

Fitted high gloss white kitchen comprising a range of base, drawer and eye level units complimented with a pull-out larder cupboard and concealed lighting. Integrated appliances including a 'Neff' five ring gas hob with a granite splashback and an illuminated chimney extractor above, 'Neff' oven and grill and a 'Neff' dishwasher. One and a half bowl porcelain, sunken sink unit with mixer tap set in a granite work surface and splashback. Spot lights, tiled flooring, PVC double glazed window to the rear elevation, television point, telephone point and double glazed patio doors to the:

Conservatory

19'2 x 12'1 (5.84m x 3.68m)

A very well proportioned room available for use all year round as there is tiled flooring with underfloor heating complimented with air conditioning. PVC double glazed 'French' doors to both the rear and side elevations in addition to PVC double glazed windows to the rear and side elevations, inset lighting and two wall light points.



Utility Room

10'0 x 5'4 (3.05m x 1.63m)

Continuation of matching base and eye level units from the kitchen in addition to a sunken sink unit with mixer tap set in a granite work surface and splashback. Wall mounted 'Potterton Precision' boiler, tiled flooring, part tiled walls, spotlights, space for free-standing appliances, frosted glazed door to the side elevation and a central heating radiator.

First Floor

Landing

17'8 max x 15'8 max (5.38m max x 4.78m max)

A light and airy space with a PVC double glazed window to the front elevation, storage cupboard, airing cupboard, loft access and a central heating radiator.

Bedroom One

18'1 max x 13'2 (5.51m max x 4.01m)

Comprehensive range of fitted furniture including two single wardrobes, bedside tables with display shelving above and eye level cupboards above the bed recess, further range of wardrobes to the opposite wall providing hanging and shelving space and a separate chest of drawers with display shelving. PVC double glazed windows to the rear elevation, television point, telephone point and two central heating radiators.

En-Suite Shower Room

8'1 x 7'2 (2.46m x 2.18m)

Four piece suite including a tiled cubicle with a thermostatic shower, low level WC. bidet and a vanity wash hand basin with a chrome mixer tap, cupboard storage below and a mirrored cabinet above. Chrome ladder heated towel rail, spot lights, tiled flooring, part tiled walls, frosted PVC double glazed window to the side elevation, shavers point and an extractor fan.

Bedroom Two

15'5 x 9'10 (4.70m x 3.00m)

Again fitted with a comprehensive range of furniture including fitted wardrobes providing hanging and shelving space complimented with adjacent shelving with further drawer storage below, chest of five drawers and two bed side tables with three drawer storage. PVC double glazed window to the rear elevation and a central heating radiator.

Bedroom Three

14'10 x 10'9 (4.52m x 3.28m)

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

Bedroom Four

14'4 x 11'4 max (4.37m x 3.45m max)

PVC double glazed window to the front elevation, central heating radiator and a door to the:

Eaves Storage

10'6 x 6'5 (3.20m x 1.96m)

Lighting.

Bathroom

9'11 x 9'10 (3.02m x 3.00m)

White four piece suite including a panelled bath with a mixer shower head, low level WC, tiled cubicle with a thermostatic shower and a vanity wash hand basin with a chrome mixer tap complete with both drawer storage below and a mirrored cabinet above. Chrome ladder heated towel rail, tiled flooring, part tiled walls, spot lights, frosted PVC double glazed window to the rear elevation, shavers point and an extractor fan.

Outside

The property is approached via a tarmacadam driveway providing driveway parking which in turn leads to the garage. Adjacent to the driveway lies a lawned garden in addition to mature bushes, well stocked borders and shrubs complimented with a blue slate finish. The side features a pathway from front to back, cold water tap and gate. The beautifully manicured rear garden is predominantly laid lawn enjoying well stocked borders, block paved patio area and an arched trellis leading into a feature flowering garden. Located to the rear of the study, there is also a courtesy door leading into the:

Garden Store

10'4 x 5'8 (3.15m x 1.73m)

Garage

18'5 x 17'4 (5.61m x 5.28m)

Frosted glazed courtesy door to the side elevation, twin 'up and over' doors providing vehicular access, wall mounted storage units, shelving and an electric consumer unit.

Tenure

Freehold.

Council Tax

Band 'G' - £3,446.34 (2023/2024)

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 5DL

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.