

# Appleton



PLANNING APPROVED for single story extension and side extension | EXTENDED Accommodation | THREE RECEPTION Rooms | OPEN-PLAN Dining Kitchen | WALKING DISTANCE of the Village | POPULAR SCHOOLS close by. Thoughtfully designed, this extended semi comprises an entrance porch, hallway, lounge, dining room, conservatory, dining kitchen and a cloakroom with WC. Upstairs, there are three bedrooms and a bathroom. Gardens to front and rear complete with driveway parking.

£325,000

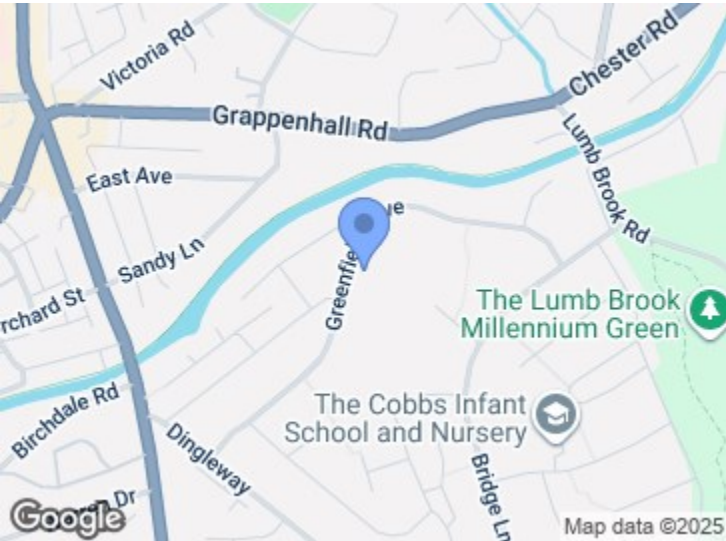
Tel: 01925 600 200

## 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 |  |                         |                                                                                       |
| England & Wales                             |  | 70                      | 79                                                                                    |
|                                             |  | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating      |  | Current                    | Potential                                                                             |
|-----------------------------------------------------|--|----------------------------|---------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO2 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 CO2 emissions |  |                            |                                                                                       |
| England & Wales                                     |  | EU Directive<br>2002/91/EC |  |



www.cowdelclarke.com

# Appleton Greenfields Avenue



Set within walking distance of Stockton Heath and backing onto playing fields, this extended semi-detached home affords improved accommodation featuring a very generous dining kitchen complete with integrated appliances, conservatory opening out onto the patio and a ground floor cloakroom with WC.

Benefitting from manicured gardens with uninterrupted views, this 1950s home comprises accommodation presented over two storeys including an entrance porch with quarry tiling, entrance hall, lounge, dining room providing access to the conservatory, dining kitchen, cloakroom and WC. The first floor includes three bedrooms and a bathroom.

## Accommodation

### Ground Floor

#### Entrance Porch

4'0" x 1'10" (1.23m x 0.58m)

Quarry tiled flooring and a 'Composite' front door with a frosted double glazed panel inset leading to the:

#### Entrance Hallway

13'4" x 5'10" (4.08m x 1.78m)

Staircase to the first floor with storage beneath, further cupboard housing the electricity meter and consumer unit laminate flooring, PVC double glazed window to the side elevation and a double central heating radiator.

#### Lounge

13'4" x 13'1" (4.08m x 3.99m)

Living flame, pebble effect electric fire with marble effect surround, raised hearth and an aluminium inset, laminate flooring, ceiling coving, two PVC double glazed windows to the front elevation, double central heating radiator and an arch to the:

#### Dining Room

11'4" x 9'0" (3.47m x 2.76m)

Continuation of the laminate flooring, ceiling coving, frosted glazed window to the rear elevation, double central heating radiator and a PVC double glazed door with a matching adjacent panel leading to the:

#### Conservatory

11'5" x 10'7" (3.48m x 3.24m)

PVC double glazed doors opening on to the flagged patio with matching adjacent panels, further PVC double glazed panels overlooking the garden, laminate flooring and a central heating radiator.

#### Dining Kitchen

15'1" x 11'9" (4.61m x 3.59m)

This extended open-plan room offers a comprehensive range of base, drawer and eye level units with concealed lighting complemented by a four ring electric hob with an aluminium splashback and an illuminated chimney extractor above, oven, grill and a microwave. Composite single sink and drainer unit with mixer tap set in a granite style heat resistant roll edge work surface, laminate flooring, inset lighting, two PVC double glazed windows to the rear elevation and a further PVC double glazed window to the side elevation and spaces for both a washing machine and a tall fridge/freezer.



## Bathroom

7'4" x 5'4" (2.26m x 1.65m)

White three piece suite including a panelled bath with a thermostatic shower above and both rain-shower and extendable shower heads complete with a screen, vanity wash hand basin with a chrome mixer tap, drawer storage below and an illuminated mirror above, all complete with a low level WC. Tiled walls with a decorative mosaic feature and matching tiled flooring, chrome ladder heated towel rail, full height wall mounted cupboard in high gloss and two PVC double glazed windows to the rear elevation.

## Outside

Backing onto playing fields, the fenced rear garden features a flagged patio area accessed from the conservatory ideal for the hardstanding of garden furniture, brick outhouses providing excellent storage and a low level WC. and a lawned area with borders and a further patio area positioned to take advantage of the sun. The front offers off road parking with an adjacent lawned garden set behind a fence.

## Tenure

Freehold.

## Council Tax

Band 'B' £1,770.19 (2025/2026)

## Postcode

WA4 3BW

## 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.

## Planning

<https://online.warrington.gov.uk/planning/index.html?fa=getApplication&id=210317>  
2023/00168/SULH

## 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.

## WC

6'5" x 3'6" (1.98m x 1.09m)

Two piece suite including a low level WC. and a wash hand basin with a chrome mixer tap, continuation of the laminate flooring, inset lighting, PVC frosted double glazed window to the front elevation, central heating radiator and an extractor fan.

## First Floor

### Landing

6'11" x 5'10" (2.12m x 1.80m)

Vinyl tile flooring, loft access and a PVC double glazed window to the side elevation.

### Bedroom One

13'5" x 13'2" max (4.09m x 4.03m max)

Wood effect vinyl tile flooring, inset lighting, two PVC double glazed windows to the front elevation and a central heating radiator.

### Bedroom Two

13'2" max x 9'1" (4.03m max x 2.78m)

Two cupboards providing useful storage and the 'Glow-Worm' boiler, PVC double glazed window overlooking the rear and a central heating radiator.

### Bedroom Three

9'7" x 7'2" (2.93m x 2.19m)

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