

# Appleton



IMPROVED & EXTENDED 1930s Detached Home | BEAUTIFULLY Appointed 9 METRE OPEN-PLAN Dining Kitchen & Family Room | Lounge with Feature INGLENOOK FIREPLACE | Further RECEPTION with a LIMESTONE FIREPLACE | Extended MASTER SUITE with BALCONY & EN-SUITE | STUNNING MAIN BATHROOM | landscaped garden & home-office. Set back, this delightful detached house, built in 1932, offers a perfect blend of classic character and modern convenience with accommodation including a porch, hall, WC, lounge, sitting room, dining kitchen and family room, utility, four bedrooms, en-suite and a family bathroom.

£850,000

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 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	

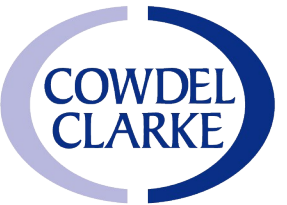
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales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



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# Appleton London Road



Set back from the road and occupying a slightly elevated position, this charming 1930s detached residence has been the subject of a comprehensive programme of renovations and extensions. The transformation has been undertaken during our clients' tenure with alterations including but not limited to the following:

The building works completed comprise a two storey extension to both the side and rear elevations resulting in a fantastic nine metre open-plan dining kitchen and family room to the ground floor whilst to the first floor there is a super master suite now featuring an en-suite bathroom. Externally, there has been the construction of a timber outhouse ideal for home-office requirements complete with PVC double glazed doors and windows, wooden flooring and lighting.

Further improvements of a cosmetic nature worthy of note include a replacement ground floor cloakroom/WC, solid fuel burning stove set within a beautiful 'Inglenook' with slate tile inset and an eye catching oak surround, further fireplace to the sitting room in limestone, beautifully presented dining kitchen supplied and fitted by 'Authentic Kitchens' (a local respected company) boasting integrated appliances and a centre island in granite, 'Juliet' balcony, fitted wardrobes and an en-suite to the master bedroom all complete with a replacement family bathroom.

Presented over two storeys, the accommodation comprises an entrance porch, hall with a decorative plate rack, WC, lounge with a striking fireplace and 'French' doors, sitting room with a limestone fireplace, open-plan dining kitchen and family room, utility whilst to the first floor includes a generous landing, master suite with en-suite, three further bedrooms and a super family bathroom. Externally, there are mature gardens, excellent driveway parking and a garage.

## Accommodation

### Ground Floor

#### Entrance Porch

6'2" x 2'3" (1.89m x 0.69m)

Accessed through original style glazed double doors with matching adjacent panels, 'Quarry' tiled flooring and a frosted glazed original style timber front door again with matching adjacent panels leading to the:

#### Entrance Hallway

13'8" x 6'10" (4.19m x 2.09m)

Decorative plate display rack, panelled walls, ceiling coving, staircase to the first floor with a painted balustrade, spindles and storage below.

#### WC.

5'1" x 2'9" (1.57m x 0.86m)

Two piece suite including a vanity wash hand basin with chrome mixer tap and cupboard storage below complete with a low level WC. Mosaic effect tiled flooring with contrasting white brick wall tiles to dado height, chrome ladder heated towel rail and a PVC frosted leaded double glazed window to the front elevation.

#### Lounge

21'9" inc inglenook) x 12'9" (6.65m inc inglenook) x 3.90m)

Characteristic 'Inglenook' fireplace with a solid fuel burning stove as its centre-piece set into this recessed chimney breast with decorative slate effect tiling, two PVC double glazed windows to the side elevation and a raised tiled hearth all complete with a chunky oak surround. Further features include ceiling coving, picture rails and deep skirting. PVC double glazed 'French' doors to the rear elevation, PVC double glazed again to the rear elevation and a central heating radiator.

#### Sitting Room

15'3" x 12'4" (4.67m x 3.76m)

Again a charming fireplace as this room's centre-piece finished in limestone featuring a living flame coal effect gas fire set behind a glass frontage and a brick inset. Again with deep skirting, picture rail and ceiling coving, PVC leaded double glazed bay window to the front elevation in addition to a further PVC leaded double window to the side elevation and a central heating radiator.



## Dining Kitchen & Family Room

29'3" x 14'11" (8.92m x 4.55m)

Superb, extended open-plan kitchen supplied and fitted by 'Authentic Kitchens', a local company of excellent repute. Finished in contrasting colours, this 'Shaker' style kitchen comprises a comprehensive range of base, drawer and eye level units finished in an ivory coloured shade in addition to a chimney breast feature creating a focal point around the cooking area. Furthermore, there are a range of integrated appliances including a 'Falcon' five ring burner cooker with a marble splashback and an illuminated extractor fan. refrigerator and freezer. Moreover, there is a combined centre island and breakfast bar finished in a contrasting grey featuring further base units, deep drawer units, re-cycling bin and dishwasher all set below a granite work surface incorporating a one and a half bowl sunken sink unit with mixer tap. Completing the experience are bi-folding doors opening onto the garden, tiled flooring, inset lighting, ceiling coving, two PVC double glazed windows to the side elevation and a further to the front, deep skirting boards and two central heating radiators.

### Utility Room

8'1" x 6'0" (2.47m x 1.85m)

Full height storage cupboard providing a useful cloaks area and base level storage cupboards set below a work surface. Wall mounted 'British Gas' boiler, 'Composite' door to the side elevation with a frosted double glazed panel, inset lighting, a continuation of the tiled flooring and a PVC leaded double glazed window to the front elevation

## First Floor

### Landing

16'1" x 10'4" (4.92m x 3.15m)

PVC leaded double glazed window to the front elevation, ceiling coving, picture rail, loft access and a central heating radiator.

### Bedroom One

20'2" x 14'11" (6.15m x 4.56m)

An extended and boasting a comprehensive range of fitted furniture including fitted wardrobes to two walls providing hanging and shelving space complete with two sets of drawers and matching bed side tables. PVC double glazed 'French' doors opening on to a 'Juliet' balcony, PVC double glazed window to the side elevation, inset lighting and two central heating radiators.

### En-Suite Bathroom

7'8" x 5'7" (9'7" max) (2.35m x 1.71m (2.94m max))

Three piece white suite including a panelled bath with a thermostatic shower above, screen and recessed shelving with a decorative mosaic tile, pedestal wash hand basin and a low level WC. Tiled walls with subtly contrasting tiled flooring, chrome ladder heated towel rail, inset lighting, PVC frosted double glazed window to the front elevation and an extractor fan.

### Bedroom Two

13'9" x 12'4" (4.21m x 3.77m)

Dual aspect room with PVC double glazed windows to the rear and side elevations, ceiling coving and a double central heating radiator.

### Bedroom Three

14'6" x 12'4" (4.42m x 3.76m)

Again fitted with period features including ceiling coving, picture rails and deep skirting boards. PVC leaded double glazed bay window to the rear elevation in addition to a further PVC leaded double glazed window to the side elevation, ceiling coving and a double central heating radiator.

### Bedroom Four

10'5" x 6'11" (3.18m x 2.12m)

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

## Bathroom

13'0" x 9'3" (3.98m x 2.83m)

A most attractive period reflective four piece bathroom suite featuring a freestanding roll top bath with claw feet, chrome mixer shower head and tap, generous walk-in tiled enclosure with glazed screening, thermostatic shower including both rain-shower and hand-held heads, wash hand basin set onto a vanity unit with drawer storage below complete with a low level WC. Storage cupboards with panelled doors providing shelving space, matching panelled walls to dado height surrounding the bathing area, in addition to wall tiling and matching floor tiling. Inset lighting, wall light point, two chrome ladder heated towel rails and two PVC double glazed windows to the side elevation.

## Outside

The landscaped rear garden includes a well proportioned 'York' stone patio covering the majority of the width of the house ideal for the hardstanding of garden furniture benefitting from both flood and wall lighting. Steps lead up to the main garden which is predominantly laid to lawn supported by a brick retaining wall with well stocked borders and a further patio area giving access to a further lawn and a timber shed. The front has been re-configured to provide a larger driveway as well as retaining an adjacent garden with borders set behind a dwarf brick wall.

## Home-Office

14'4" x 9'3" (4.37m x 2.84m)

Timber built construction located in the garden, accessed through PVC double glazed double doors complemented with further PVC double glazed windows providing further light. Polished wooden flooring and inset lighting complete with its own consumer unit.

## Garage

21'7" x 9'0" (6.59m x 2.75m)

Remote control up 'n' over door, light and power complete with part board storage.

## Tenure

Freehold.

## Council Tax

Band 'G' - £3,793.26 (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 5DF

## 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.

