

Appleton



'Redrow' DETACHED Home | Attractive Lounge with DUAL ASPECT & FEATURE FIREPLACE | TWO Further Reception Rooms | Dining Kitchen & 'BELLING' Cooker | TWO En-Suites & Family Bathroom | LANDSCAPED Gardens. Situated within this sought after location, this handsome family home occupies a cul-de-sac position with accommodation comprising a porch, hallway, cloakroom & WC, lounge, dining room, study, dining kitchen, utility, four bedrooms, two with en-suites and a family bathroom. Gardens, drive and double garage. NO ONWARD CHAIN.

£695,000

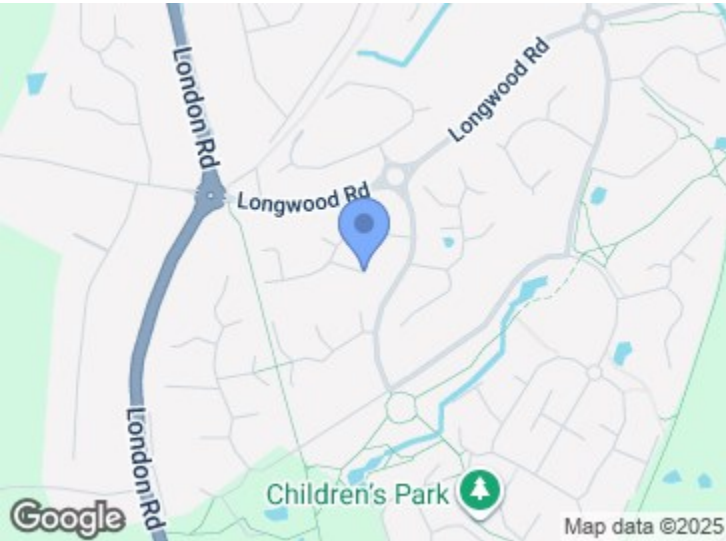
Tel: 01925 600 200

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	68	73
(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	



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Appleton Foxhills Close



Built by industry recognised 'Messrs Redrow Homes' in the early to mid nineties. The house is occupied by our clients who are the original purchasers, they have undertaken a programme of improvements over the years including but not limited to a replacement dining kitchen with 'Belling' cooker with the original kitchen now residing in the garage, cavity wall insulation, replacement bathroom suites, landscaped gardens and a resin driveway.

Located at the head of the cul-de-sac, this modern detached home occupies a sought after plot with a southerly aspect at the rear boasting beautifully appointed gardens. In brief, the accommodation comprises a covered entrance porch, welcoming entrance hall with tiled flooring, cloakroom & WC, dual aspect lounge with a feature fireplace accessed from the hall via double doors, dining room with patio doors opening onto the garden, study, dining kitchen boasting a comprehensive range of matching units and tile effect 'Pergo' flooring, utility with matching units which in turn provides internal access to the double garage. The first floor includes a light and airy landing, dual aspect main bedroom with a four piece en-suite bathroom, guest bedroom again with an en-suite, two further bedrooms and a family bathroom. Landscaped gardens, resin driveway and a double garage.

Accommodation

Ground Floor

Entrance Porch

7'0" x 2'7" (2.14m x 0.81m)

Covered reception with decorative pillar mounted onto a small brick wall, 'Quarry' tiled flooring, courtesy lighting and a stained glass frosted glazed timber front door with leaded frosted glazed adjacent panels leading to the:

Entrance Hallway

16'10" x 10'2" (5.15m x 3.10m)

A welcoming entrance including a staircase to the upstairs with a painted balustrade and spindles, ceiling coving, dado rail, tiled flooring and a double central heating radiator.

Cloakroom & WC

6'2" x 5'0" (1.90m x 1.53m)

Two piece suite including a low level WC. and a pedestal wash hand basin with mixer tap. Tiled flooring with subtly contrasting tiled walls, chrome ladder heated towel rail, coat hooks and an autumn leaf pattern obscured double glazed window to the rear elevation.

Lounge

18'4" x 15'0" (5.60m x 4.59m)

Accessed through double doors from the hall, this principal dual aspect reception room is generously dimensioned and boasts a contemporary limestone fireplace with a living flame coal effect gas fire featuring a satin chrome arch with slate effect and a black granite hearth. leaded double glazed square bay window to the front elevation completed with double glazed patio doors to the rear. Two wall light points, ceiling coving and two double central heating radiators.

Dining Room

13'11" x 10'8" (4.25m x 3.26m)

Double glazed patio doors to the garden, ceiling coving and a double central heating radiator.

Study

9'6" x 8'0" (2.91m x 2.46m)

Ceiling coving, double glazed window overlooking the garden and a central heating radiator.

Dining Kitchen

16'11" x 16'6" (5.16m x 5.04m)

Replaced and upgraded kitchen comprising a range of matching base, drawer and eye level units with corner display shelving, concealed lighting and some illuminated cupboards, In addition, there is a 'Belling' cooker with hob, oven and grill complete with an illuminated chimney extractor. One and a half bowl stainless steel single sink drainer unit with mixer tap set in a granite work surface with tiled splashback. Tile effect 'Pergo' flooring, leaded double glazed window overlooking the front complemented by a further double glazed window to the side elevation, double central heating radiator and spaces for both a dishwasher and tall fridge/freezer

Utility

7'0" x 6'9" (2.15m x 2.07m)

A continuation of matching base and eye level units, in addition to a stainless steel, single sink, drainer unit with mixer tap set in a granite style, heat resistant roll edge work surface with a tiled splashback and space for a washing machine. Tile effect 'Pergo' flooring, spotlights, double glazed door to the side elevation complemented by a double glazed window again to the side, spotlights, electric consumer unit and a double central heating radiator.



Double Garage

18'5" x 17'4" (5.62m x 5.29m)

Vehicular access via an up 'n' over door, fitted with the original base, drawer and eye level units from the kitchen, autumn leaf pattern obscured leaded glazed window, light and power, autumn leaf pattern obscured glazed door to the side elevation and a 'Glow-worm Flexicom 24 hx' wall mounted boiler.

First Floor

Landing

16'5" x 8'7" max (5.02m x 2.64m max)

Light and spacious landing with leaded double glazed window overlooking the front, ceiling coving, dado rail, airing cupboard and a central heating radiator.

Bedroom One

18'5" x 15'2" (5.63m x 4.63m)

Dual aspect room with a leaded double glazed square bay window to the front elevation and a double glazed window to the rear. Ceiling coving and a double central heating radiator.

En-Suite Bathroom

9'8" x 7'2" (2.95m x 2.20m)

Four piece suite including a panelled corner bath with mixer tap, tiled cubicle housing a thermostatic shower, wash hand basin with mixer tap set into a vanity unit with both drawer and cupboard storage below, all complete with a low level WC. set adjacent in the same vanity unit. Tiled flooring with contrasting tiled walls, medicine cabinet, adjacent mirror, inset lighting and spotlights, chrome ladder heated towel rail, autumn leaf pattern obscured double glazed window to the rear elevation, extractor fan and a shavers point.

Bedroom Two

13'5" x 12'11" (4.11m x 3.96m)

Leaded double glazed window and a central heating radiator.

En-Suite Shower Room

10'2" x 2'9" (3.10m x 0.84m)

Three piece suite including a tiled cubicle with a thermostatic shower, pedestal wash hand basin with mixer tap and a low level WC. Tiled flooring with subtly contrasting walls, shavers point, extractor fan, chrome ladder heated towel rail and an autumn leaf pattern obscured double glazed window to the side elevation.

Bedroom Three

12'0" x 9'8" (3.67m x 2.96m)

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

Bedroom Four

12'4" x 8'1" (3.77m x 2.47m)

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

Bathroom

8'1" x 8'0" (2.48m x 2.46m)

Fitted suite including a 'Jacuzzi' bath with an electric 'Triton' shower above and screen, pedestal wash hand basin with a chrome mixer tap and a mirrored cabinet above with lighting complete with a low level WC. Part tiled walls with contrasting tiled flooring, inset lighting and spot lights. autumn leaf pattern obscured double glazed window to the side elevation, extractor fan and a shavers point.

Outside

The walled rear garden has enjoyed a comprehensive programme of landscaping over the years resulting in a beautifully manicured lawn complemented with slate flagstones providing pathways and patio ideal for the hardstanding for garden furniture. Enhancing the presentation is a pergola with wisteria overhanging which provides a degree of shade combined with a pond, pebbled borders with maturing plants and shrubs. Cold water tap and lighting. The side features a continuation of the slate pathway, further lighting, timber shed and a gate to the front. The front includes a resin driveway and adjacent lawn with borders.

Tenure

Freehold.

Council Tax

Band 'G'

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 5DH

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.