

Appleton



PREFERRED SOUTH WESTERLY Aspect | WALKING DISTANCE of the Village | SUPER Plot with EXCELLENT Scope | PERIOD Features | THREE Reception Rooms | HIGHLY Regarded Schools Locally. Commanding great presence, this will be one of the more sought after properties within the vicinity featuring accommodation including an entrance porch, hallway, cloakroom, lounge, family room / dining room, morning room / dining room and kitchen whilst to the first floor, there are three bedrooms and a bathroom.

£399,950

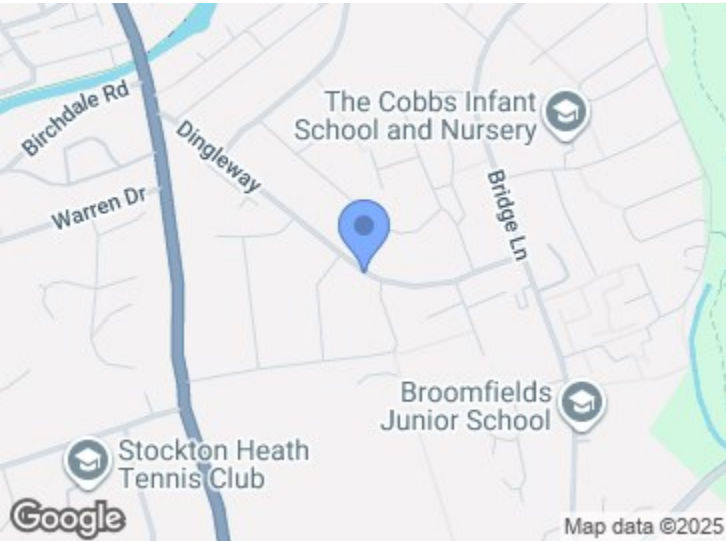
Tel: 01925 600 200

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	
			78
		68	

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 Dingleway



Set within walking distance of Stockton Heath village and occupying one of the prime positions on the more popular side of Dingleway. Set back from the road and accessed through wrought iron gates, this traditional 1930s semi-detached property enjoys an enviable plot giving excellent scope for extension subject to planning permission.

Positioned centrally within the plot, thus benefitting from generous driveway parking and well proportioned south westerly facing rear gardens, this charming, established semi-detached residence comprises an entrance porch with 'Quarry' tiled flooring and a stripped original stained glass front door, hallway with a painted staircase, cloakroom & WC, lounge with 'French' doors to the patio garden, family room / dining room with feature fireplace, morning room / dining room and kitchen. The first floor includes the landing, three bedrooms and a bathroom.

Accommodation

Entrance Porch

6'4" x 1'7" (1.94m x 0.5m)

Accessed through glazed double doors with matching adjacent panels, 'Quarry' tiled flooring and an original style stained glass, frosted leaded glazed pine front door with matching adjacent panels leading to the:

Entrance Hallway

12'8" x 6'11" max (3.87m x 2.13m max)

Staircase to the first floor with a painted balustrade and spindles, period reflective central heating radiator, wood effect vinyl flooring and a frosted PVC double glazed window to the side elevation.

Cloakroom & WC.

7'2" x 2'5" (2.19m x 0.74m)

Wash hand basin with chrome mixer tap and a low level WC. Wall mounted 'Worcester Bosch' boiler and a frosted PVC double glazed window to the side elevation.

Lounge

12'5" x 10'10" (3.79m x 3.32m)

PVC double glazed 'French' doors opening out onto the patio garden with matching adjacent panels, recessed chimney breast, ceiling coving and a double central heating radiator.

Family Room / Dining Room

12'5" x 11'7" (3.79m x 3.54m)

Recessed chimney breast with a tiled inset, tiled hearth and an in-keeping surround, picture rail, ceiling coving, PVC double glazed bay window to the front elevation and a double central heating radiator.

Dining Room / Morning Room

9'5" max x 8'6" max (2.89m max x 2.61m max)

Continuation of the wood effect vinyl flooring, PVC double glazed square bay window to the side elevation and a double central heating radiator.



Kitchen

8'6" x 6'7" (2.60m x 2.01m)

Range of matching base, drawer and eye level units, stainless steel single sink drainer unit with mixer tap set in a heat resistant, roll edge work surface, wood effect vinyl flooring, spaces for both a washing machine and dryer, PVC double glazed window overlooking the rear garden and a PVC double glazed door to the side elevation.

First Floor

Landing

7'3" x 7'2" (2.21m x 2.19m)

Loft access and a PVC frosted double glazed window to the side elevation.

Bedroom One

12'11" max x 10'11" (3.95m max x 3.34m)

Recessed chimney breast, ceiling coving, PVC double glazed bay window to the front elevation and a central heating radiator.

Bedroom Two

12'5" x 10'11" (3.79m x 3.33m)

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

Bedroom Three

8'4" x 6'11" (2.55m x 2.12m)

Period reflective central heating radiator, picture rail and spotlights.

Bathroom

7'6" x 7'1" (2.30m x 2.17m)

White suite including a panelled bath with a thermostatic shower above and curtain, pedestal wash hand basin with a chrome mixer tap and a low level WC Part tiled walls complemented by PVC wall panelling, cushioned vinyl flooring, full height storage cupboard with louvred doors, in addition to a wall mounted mounted unit again with louvred doors, PVC frosted double glazed window to the side elevation and a double central heating radiator.

Outside

Enjoying arguably the most favoured aspect, this generous, private south westerly facing rear garden features various themed areas including both block paved and flagged patios ideal for the hardstanding of garden furniture accessed from the lounge and the side courtyard, children's play area with tree bark chippings enclosed by means of picket fencing and the lawn which leads to the mature trees which provide a degree of privacy. The front is accessed through wrought iron gates into a block paved driveway providing ample off road parking and an adjacent low maintenance garden with shrubbery and small trees which in turn leads through further wrought gates to the side courtyard. Timber shed and cold water tap.

Tenure

Leasehold with a Term of 999 Years (less 7 days) from 29 September 1934, dated 30th July 1935 with a Ground Rent of £5,25 per annum.

Council Tax

Band 'D' - £2,275.95 (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 3AB

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.

