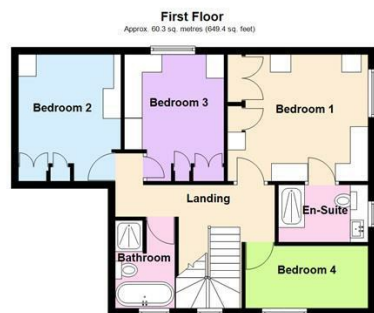


Appleton



Total area: approx. 155.3 sq. metres (1671.9 sq. feet)

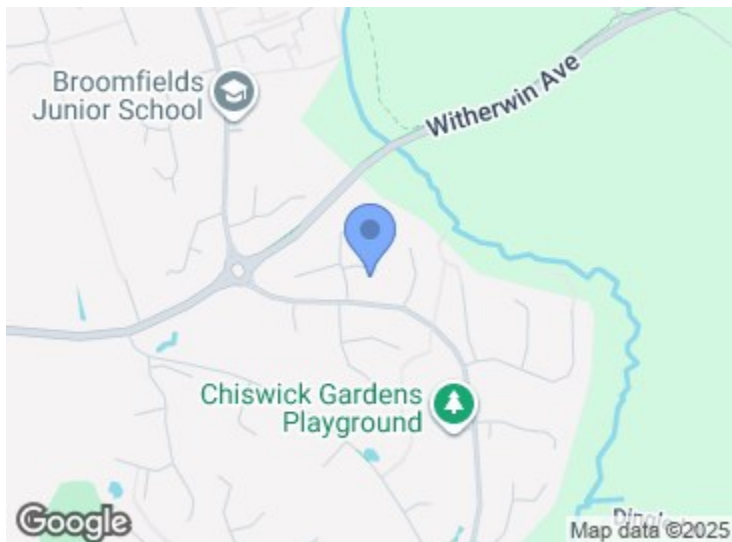


Location

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		74	78
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	

IMMACULATE Detached Family Home | OPEN-PLAN Dining Kitchen & CENTRE ISLAND | Beautifully Appointed Lounge with FEATURE FIREPLACE | REPLACEMENT Bathroom & Shower Room | Garage CONVERSION | LANDSCAPED Gardens & RESIN Drive. 'A MUST VIEW' to appreciate this property which comprises an entrance canopy, hall, WC, lounge with bay overlooking the garden, family room/study, open-plan 'Shaker' style dining kitchen, matching utility, main bedroom with en-suite, three further bedrooms and a family bathroom.

Offers In Excess Of £600,000

Tel: 01925 600 200

Appleton Weybridge Close



Occupying a cul-de-sac location from Longwood Road within walking distance of both lower and upper schools, this immaculately appointed detached home has been the subject of an extensive and through programme of improvements over the last twelve years including but not limited to:

Replacement PVC windows and exterior doors, 'Glow-worm' combination boiler and an enlarged en-suite now featuring an oversized walk-in shower, creation of the open-plan dining kitchen with centre island, having done away with the adjoining wall, complete with a matching utility room, replacement family bathroom, now with a four piece suite and a double ended bath, replacement facias and soffits, garage conversion, now providing further accommodation by means of a family room / study whilst still retaining an area for storage still accessed externally, resin driveway with border lighting and ample off road parking, landscaped gardens, fitted furniture to the bedrooms and professionally decorated.

Presented over two storeys and particularly tastefully presented, this red-brick detached property comprises an entrance canopy with courtesy lighting which in turn leads into a welcoming reception through a 'Composite' front door. From the hall, the accommodation includes a WC, generous lounge with feature fireplace and bay, family room and study area, dual aspect open plan dining kitchen and dining area complete with a centre island and breakfast bar, utility again with 'Quartz' work surface and outside access. Upstairs, there is the principal bedroom with a comprehensive range of fitted furniture and a modern en-suite, two further double bedrooms again with fitted furniture, fourth bedroom and a contemporary four piece bathroom suite. Externally, there are landscaped south westerly facing gardens with lighting, resin driveway again with lighting and access to the storage room, formerly part of the double garage.

Accommodation

Ground Floor

Entrance Canopy

6'11" x 4'6" (2.13m x 1.39m)

Wood grained PVC panelling with inset lighting and a 'Composite' front doors with an opaque double glazed panel leading to the:

Entrance Hall

11'4" x 8'9" (3.46m x 2.69m)

A most welcoming reception with 'Amtico' flooring in a 'Herringbone' design, turning staircase to the first floor with a painted balustrade and cupboard storage, inset lighting and a contemporary style central heating radiator.

WC.

6'2" x 2'6" (1.90m x 0.78m)

Two piece suite including a pedestal wash hand basin with a tiled splashback and a low level WC. A continuation of the 'Amtico' flooring, PVC opaque double glazed window to the front elevation and a contemporary style central heating radiator.

Lounge

20'7" x 15'6" max (6.29m x 4.74m max)

'Optimyst' living flame effect electric stove providing both ambience and warmth with a slate tiled and illuminated inset featuring a limestone hearth and surround, panelled walls to dado height with matching display shelving set either side of the fireplace, PVC double glazed bay window overlooking the rear garden and two contemporary style central heating radiators.

Inner Vestibule

4'8" x 2'6" (1.43m x 0.77m)

Accessed through an opaque glazed door from the hall with a base level cupboard providing shoe storage, shelving and cloaks hooks. Seamlessly emerging into the:

Family Room & Study

15'7" x 10'0" (4.75m x 3.06m)

Formerly part of the double garage, this conversion adds further living accommodation including a continuous 'Amtico' flooring, coloured coordinated cupboard storage and display shelving, inset lighting, two double glazed 'Velux' windows, two wall light points, further cupboard housing the replaced 'Glow-worm 30c combination gas boiler' with further storage below, PVC double glazed door opening onto the rear and a contemporary vertical central heating radiator.



En-Suite Shower Room

8'3" x 5'3" (2.52m x 1.61m)

Contemporary suite including an oversized walk-in enclosure with feature wall, thermostatic shower and rain-shower head, wash hand basin with a mirrored cabinet above, waterfall mixer tap set on a vanity unit with cupboard storage complete with an adjacent low level WC. Fully tiled walls with subtly contrasting tiled flooring with underfloor heating, chrome ladder heated towel rail, inset lighting and a PVC opaque double glazed window to the side elevation.

Bedroom Two

11'8" x 9'4" (3.58m x 2.85m)

Comprehensive range of fitted furniture including wardrobes providing hanging and shelving space, four drawer chest, desk/dressing table and a bedside table. PVC double glazed window to the rear elevation with shutters and a central heating radiator.

Bedroom Three

11'8" x 9'4" (3.58m x 2.86m)

Again comprehensively fitted with furniture including wardrobes providing hanging and shelving storage, four drawer chest with an adjacent dressing table and a bedside table, stylish infrared heated mirror. PVC double glazed window to the rear elevation with shutters and a central heating radiator.

Bedroom Four

11'5" x 5'8" (3.49m x 1.74m)

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

Bathroom

8'0" x 5'6" (2.44m x 1.68m)

Contemporary four piece suite including a double ended bath with mixer tap, vanity wash hand basin with waterfall mixer tap, illuminated mirrored cabinet with a streaming facility and drawer storage below, tiled cubicle with a thermostatic shower and rain-shower head, all complete with a low level WC. Fully tiled walls and contrasting patterned tiled flooring with underfloor heating, inset lighting, chrome ladder heated towel rail and a PVC opaque double glazed window to the front elevation.

Outside

Similar to the interior, the outside areas have enjoyed a detailed programme of landscaping. The rear garden, boasting a sunny, south westerly facing aspect features an artificial lawn enhanced with several patio areas, raised sleepers with LED lighting compliments well stocked borders, blue slate chippings, wall lighting, power points and a cold water tap. The front has been improved with a resin driveway providing parking for up to five vehicles including lighting, in addition to both soffit and wall lighting.

Storage Room

16'2" x 6'0" (4.93m x 1.85m)

Formerly the front of the double garage, electric meter, consumer unit and loft access.

Tenure

Freehold.

Council Tax

Band 'F' - £3,287.49 (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 5LZ

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.



Dining Kitchen

23'6" x 11'3" (7.17m x 3.44m)

A fabulous open-plan area resulting from the original kitchen and dining room being knocked through. Fitted with a range of 'Shaker' style base, drawer and eye level units with concealed lighting complemented with a centre island and butcher block breakfast bar, induction hob with a central extraction downdraft feature set in a 'Quartz' surface complete with more storage. In addition, there are further integrated appliances including 'Neff' twin double ovens, fridge/freezer and dishwasher. One and a half bowl sunken sink unit with 'Quooker' tap (filtered and boiling water) set in a Quartz work surface. Wood effect tiled flooring, inset lighting, three ceiling light points over the centre island, PVC double glazed 'French' doors opening onto the rear garden, further PVC double glazed windows to the front and side elevations, contemporary vertical and horizontal central heating radiators and an opaque glazed door leading to the:

Utility Room

7'8" x 5'7" (2.35m x 1.72m)

Continuation of matching base, eye full height units, sunken sink unit with mixer tap set in a Quartz work surface with matching splashback, plinth heater and space for both a washing machine and dryer. Continuation of the wood effect tiled flooring, inset lighting, PVC double glazed window to the side elevation and a PVC opaque double glazed door to the front elevation.

First Floor

Landing

14'8" x 5'4" (4.48m x 1.64m)

Full height PVC double glazed window from the half landing and inset lighting.

Bedroom One

12'11" x 11'8" (3.95m x 3.56m)

Comprehensive range of matching furniture including fitted wardrobes providing hanging and shelving space, dressing table, five drawer chest and two bedside tables. PVC double glazed window to the side elevation with shutters and a contemporary style central heating radiator.

