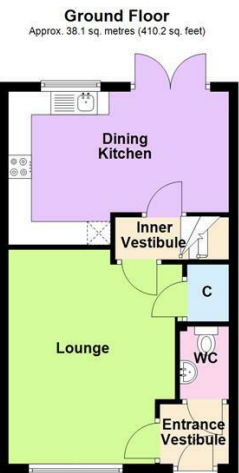
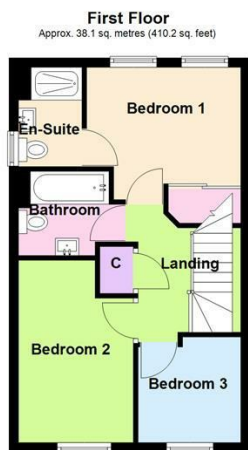


Appleton

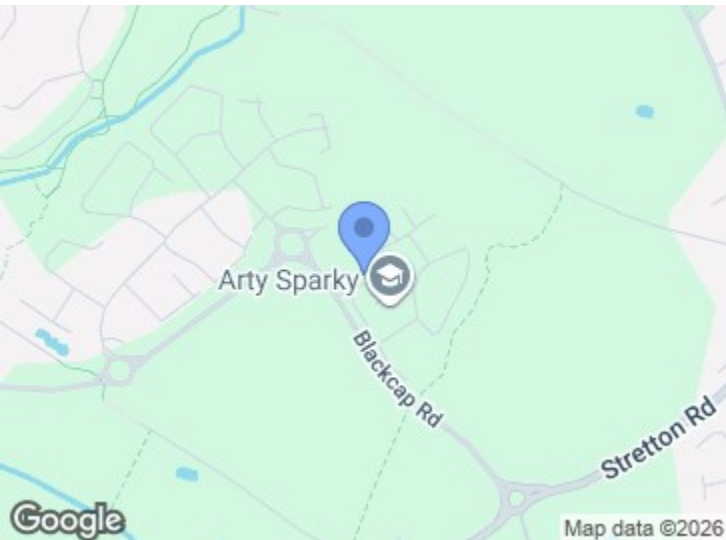


Total area: approx. 76.2 sq. metres (820.4 sq. feet)



Location

Appleton Thorn, Appleton and Arley are sought after rural districts to the south of Warrington, close to Stockton Heath village and Lymm. Appleton Thorn itself has a thriving village community. The village hall regularly hosts community events including beer festivals, BBQs and an annual village fete known as 'Bawning of the Thorn'. There is also a church and a most welcoming pub that hosts regular quiz and open-mic nights. The property is ideally located for walking in the 'Dingle' woodlands and for cycling in the Cheshire countryside. The M6 and M56 motorway networks provide easy access to local towns and cities and some of Warrington's most highly regarded schools are on the doorstep, including Grappenhall Heys Primary School (Ofsted Outstanding in all areas), Appleton Thorn Primary School, Bridgewater and Lymm High School making this a most attractive place to bring up children.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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 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	

'David Wilson Homes' NEARLY NEW Semi-Detached | PRIME PLOT with PANORAMIC Views | OPEN-PLAN Dining Kitchen | THREE Bedrooms, EN-SUITE Shower Room & FURTHER Bathroom | Some LANDSCAPING Undertaken. An excellent opportunity to acquire this tastefully appointed house comprising an entrance vestibule, cloakroom and WC, lounge, inner vestibule, dining kitchen complete with matching units, integrated appliances and 'French' doors, three bedrooms, en-suite and a further bathroom. Enclosed gardens and driveway parking.

Appleton Russet Avenue



Accommodation

Completed in late 2022, this nearly new home built by Messrs 'David Wilson Homes' occupies a prime plot with far reaching views to the rear. Sure to be of interest to a wide range of buyers, namely owner occupiers and 'buy to let' purchasers, this modern semi-detached property offers contemporary living combined with affordable running costs.

Presented and decorated neutrally, the accommodation includes an external entrance canopy with courtesy lighting and a 'composite' front door leading into the entrance vestibule which boasts 'Luxury Vinyl Tile' (LVT) flooring, cloakroom with a two piece white suite, light and airy lounge, inner vestibule with a turning staircase, and an open-plan dining kitchen featuring a range of matching units, integrated appliances and 'French' doors opening onto the garden. The first floor comprises a lounge with a useful storage cupboard and loft access, main bedroom with fitted wardrobes, en-suite facilities and panoramic views, two further bedrooms and a main bathroom. Externally, there are enclosed gardens with patio areas and driveway parking for two cars.

Ground Floor

Entrance Canopy

Courtesy light and a 'Composite' front door with a PVC double glazed panel leading to the:

Entrance Vestibule

4'10" x 4'2" (1.49m x 1.29m)

'Luxury Vinyl Tile (LVT) flooring and a central heating radiator.

WC.

5'1" x 3'5" (1.57m x 1.06m)

Two piece white suite including a low level WC. and a pedestal wash hand basin with a chrome mixer tap. Continuation of the 'Luxury Vinyl Tile' (LVT) flooring, tiled walls to dado height, inset lighting, central heating radiator and an extractor fan.

Lounge

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

PVC double glazed window to the front elevation, central heating radiator and an under stairs cupboard housing the electrical consumer unit.

Inner Vestibule

7'1" x 3'0" (2.16m x 0.93m)

Turning staircase to the first floor and a central heating radiator.



Dining Kitchen

15'5" x 10'9" (4.72m x 3.30m)

Generous open-plan theme including a range of matching base, drawer and eye level units finished in a matt grey with concealed lighting. In addition there are integrated appliances including a four ring gas hob, electric oven and grill, illuminated chimney extractor, fridge/freezer, dishwasher and a washer/dryer. Stainless steel single sink drainer unit with mixer tap set in a granite style heat resistant roll edge work surface with a tile splashback, inset lighting, 'Luxury Vinyl Tile' (LVT) flooring, PVC double glazed 'French' doors opening onto the garden, further PVC double glazed window again with a garden view, central heating radiator and a cupboard housing the 'Ideal Logic Combi ESP1 35' gas boiler.

First Floor

Landing

8'0" x 7'6" (2.46m x 2.31m)

Useful storage cupboard and access to the part boarded loft.

Bedroom One

10'9" x 10'7" (into wardrobe recess) (3.28m x 3.25m (into wardrobe recess))

Double wardrobe providing hanging and shelving space with both mirrored and panelled sliding doors, two PVC double glazed windows overlooking the rear elevation and a central heating radiator.

En-Suite Shower Room

6'11" x 4'5" (2.12m x 1.36m)

White three piece suite including a tiled cubicle with a thermostatic shower, pedestal wash hand basin with a chrome mixer tap and a low level WC. Tiled walls to dado height, laminate flooring, white ladder heated towel rail, inset lighting, PVC frosted double glazed window to the side elevation and an extractor fan.

Bedroom Two

12'7" max x 8'0" (3.85m max x 2.46m)

Fitted, recessed hanging and shelving space, PVC double glazed window to the front elevation and a central heating radiator.

Bedroom Three

7'4" x 7'2" (2.25m x 2.20m)

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

Bathroom

7'1" x 5'10" (2.18m x 1.80m)

Contemporary white suite including a panelled bath with a thermostatic shower and screen, pedestal wash hand basin with a chrome mixer tap and a low level WC. Part tiled walls to dado height, laminate flooring, white ladder heated towel rail, inset lighting and a PVC frosted double glazed window to the side elevation.

Outside

The enclosed fenced rear garden includes a cold water tap, lighting and has benefitted from some additional landscaping including a further patio and decorative white pebble stone pathway. The front offers a knee-height hedgerow, flagged pathway, meter cupboards and a power point whilst to the side there is a tarmac drive providing parking for two vehicles.

Tenure

Freehold.

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 5RR

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.