

Total area: approx. 149.1 sq. metres (1605.0 sq. feet)

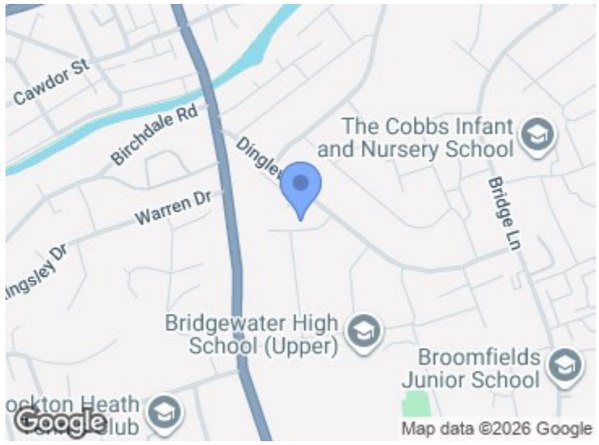


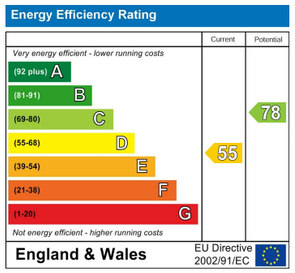
Location

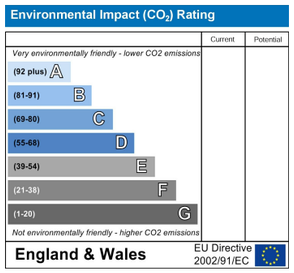
Appleton is a leafy suburb neighbouring Stockton Heath which offers a range of associated amenities including retail outlets, restaurants, bars and borders onto Walton Hall Gardens. For more comprehensive shopping needs the larger commercial town of Warrington is also readily accessible together with access to the M6/M56 motorway networks and subsequently to Manchester and Liverpool Airports.

Appleton is home to Fox Covert 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.







COWDEL CLARKE

www.cowdelclarke.com

98 London Road, Stockton Heath WA4 6LE. Tel: 01925 600 200 Fax: 01925 600 205 email: property@cowdelclarke.com

Appleton

COWDEL CLARKE



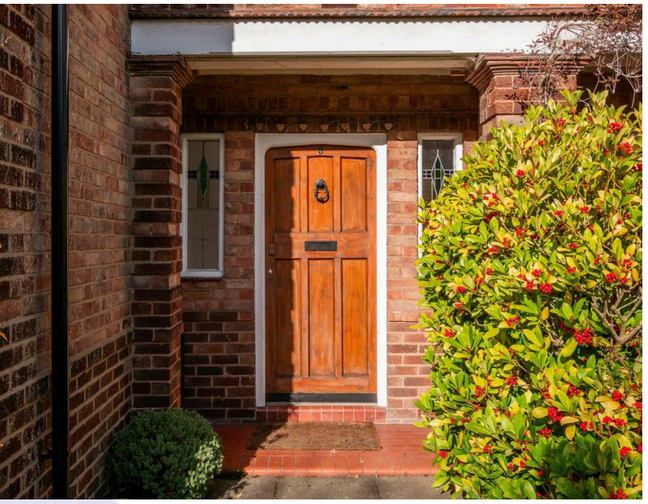
EXTENDED AND SUPERBLY APPOINTED THROUGHOUT I PRIVATE REAR GARDEN I THREE DOUBLE BEDS I THREE RECEPTION ROOMS I WALKING DISTANCE TO STOCKTON HEATH I BOASTING NATURAL LIGHT I PREMIER TREE-LINED ROAD IN APPLETON Built circa 1933, this traditional semi-detached home has undergone extensive refurbishment and now provides light, airy and well proportioned family accommodation in a leafy tree-lined backwater in Appleton; close to outstanding local schooling and walking distance to Stockton Heath Village centre.

Offers In Excess Of £595,000

Tel: 01925 600 200

98 London Road, Stockton Heath WA4 6LE. Fax: 01925 600 205 www.cowdelclarke.com email: property@cowdelclarke.com

Appleton Greenway







Accommodation
Beautifully appointed accommodation in one of Appleton's premier roads. Extended over the years to provide modern, bright, airy and practical living space boasting stylish accommodation and a private rear garden. Comprising traditional entrance hallway with stained glass, lounge with bay window and feature fireplace, under stairs storage, upgraded dining kitchen with a range of integrated appliances, further reception room ideal as a gym / office and ground floor shower room. Garage providing storage and well maintained gardens to front & rear elevations.

Entrance Hall
8'4" x 5'10" (2.55 x 1.8)
Traditional front door with stained glass panels adjacent, opening onto 'basketweave' Quarry tiled flooring and a contemporary style grey central heating radiator, leading to the staircase and under stairs storage.

Lounge
12'1" x 11'5" (3.7m x 3.5m)
Polished and treated wooden flooring, PVC Double glazed bay window to the front elevation, feature fireplace, television point and ceiling light.

Dining Kitchen
21'11" x 9'2" (6.7m x 2.8m)
Naturally light space, with bespoke 'shaker style' kitchen hosting integrated appliances, complimented with 'subway' style tiled splashback and underlighting, wooden flooring, vertical central heating radiator, spotlighting, grey aluminium double glazed window overlooking the rear garden floods this area with natural light; open plan leading to the dining area with aluminium sliding patio doors to the rear elevation, 'Velux' window and secondary door to the side elevation opening onto the Indian stone patio area. Two contemporary style central heating radiators and stylish hanging ceiling lights.

Inner Hallway
5'10" x 3'9" (1.8m x 1.15m)
'Basketweave' quarry tiled flooring, access to;

Shower Room
6'2" x 3'11" (1.9 x 1.2)
Recently installed stylish wet room with tiled floor and tiled walls, three piece suite comprising walk in shower with glass screen, chrome 'rainfall' shower head & matching handheld attachment, low level wall mounted 'floating' W.C, wall mounted 'floating' hand wash basin with Chrome mixer tap, spotlighting and extractor fan.





Gym / Office
18'0" x 8'2" (5.5m x 2.5m)
Aluminium double glazed window to the rear elevation, aluminium patio doors to the side elevation, spotlighting, power points and internet point.

Garage
19'4" x 8'10" (5.91m x 2.7m)
Up and over garage door, wall mounted 'Worcester' combi boiler (2022), ceiling light and shelving space.

First Floor

Landing
8'11" x 5'10" (2.74m x 1.8m)
Half-turn staircase showcases the original stained glass window the side elevation, with landing providing loft access (boarded with drop-down ladder) and ceiling light.

Bedroom One
12'1" x 11'1" (3.7 x 3.4)
Traditional polished and treated wooden flooring, PVC double glazed bay window to the front elevation, traditional cast-iron fireplace set in a tiled hearth, contemporary style central heating radiator and ceiling light.

Bedroom Two
12'1" x 11'9" (3.7 x 3.6)
PVC Double glazed window to the rear elevation, traditional cast-iron fireplace with recessed built in wardrobe and dressing area, picture rail, central heating radiator and ceiling light.

Bedroom Three
8'10" x 8'2" (2.7 x 2.5)
Space for a double bed, with PVC double glazed window to the front elevation, central heating radiator, picture rail, ceiling coving and ceiling light.

Bath and Shower Room
9'2" x 8'6" (2.8 x 2.6)
Modern four piece suite with tiled floor and part tiled walls, comprising roll top bath with Chrome 'goalpost' mixer tap, walk-in shower with glass screen & niche, W.C, porcelain sink set within a storage unit with Chrome mixer tap and wall mounted underlit mirror above, twin frosted PVC windows to the rear and side elevations, extractor fan and spotlighting.

Outside
The rear garden is laid to lawn in the main, featuring two patio areas with traditional brick borders and a mix of fenced and ever green borders.
An immediate wrap around Indian stone patio accessed from the dining area gives an ideal al-fresco dining space. The second patio area to the rear features stone flagging and block detail, power points and space for a garden shed. Borders comprise a mix of traditional brick, modern louvred slatted panel fencing and borders with a mix of mature shrubbery.

Tenure
Leasehold / 999 Years with peppercorn rent

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.

Possession
Vacant Possession upon Completion.

Postcode
WA4 3AD

Viewing
Strictly by prior appointment with Cowdel Clarke. 'Video Tours' can be viewed prior to physical inspections.