

Appleton

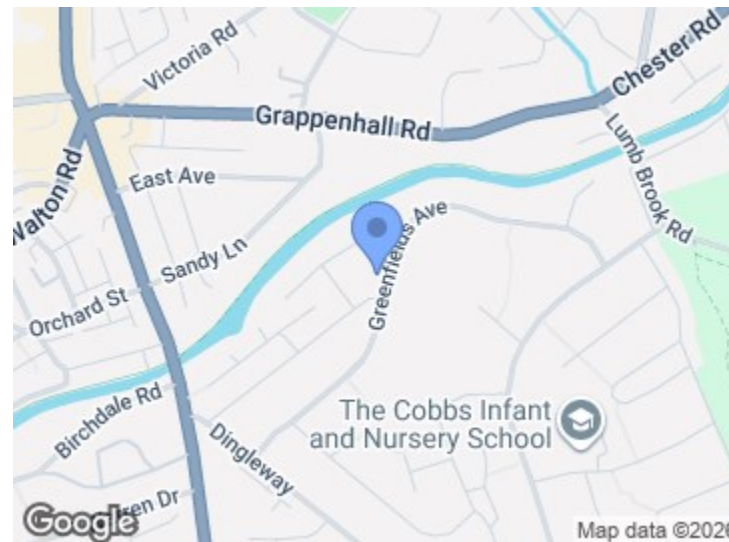


Location

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.



Total area: approx. 79.6 sq. metres



Energy Efficiency Rating		Current	Potential
Vary 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	

Environmental Impact (CO ₂) Rating		Current	Potential
Vary 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	

INVESTMENT OPPORTUNITY REQUIRING MODERNISATION | POPULAR LOCATION | GENEROUS PLOT | CLOSE TO STOCKTON HEATH | OFF ROAD PARKING, STORE AND GARDENS This traditional three bedroom semi-detached home comprises entrance hallway, lounge, dining room and kitchen. The first floor provides three bedrooms and a family bathroom.

Appleton Greenfields Avenue



Accommodation

Traditional three bedroom semi-detached home requiring modernisation. Enjoying a larger than average plot, with potential to extend (STPP). Gardens to front and rear elevations with off road parking to the side elevation, outside store room. Close proximity to local schools and Stockton Heath village centre.

Entrance Hallway

13'1" x 5'6" (4m x 1.7m)
Frosted front door leading to a welcoming entrance hallway, frosted PVC window to the side elevation, central heating radiator, under stairs recess and ceiling light.

Lounge

13'1" x 12'5" (4m x 3.8m)
PVC Windows to the front elevation, remote control gas fire with granite hearth, ceiling light.

Dining Room

9'10", 16'4" x 10'0" (3.5m x 3.05m)
PVD sliding doors to the rear elevation, chimney breast, recessed shelving and access to:

Kitchen

8'10" x 7'6" (2.7m x 2.3m)
Frosted PVC door to the rear elevation, PVC window to the rear elevation, fitted kitchen with integrated gas hob, integrated oven, cupboard housing a combi-boiler.

First Floor

Landing

Bedroom One

12'5" x 11'7" (3.8m x 3.54m)
PVC Windows to the front elevation, chimney breast, ceiling light and central heating radiator.

Bedroom Two

12'0" x 9'10" (3.68m x 3m)
PVC Window to the rear elevation, central heating radiator, ceiling light.



Bedroom Three

9'6" (max) x 7'6" (2.9m (max) x 2.3m)
PVC Window to the front elevation, storage cupboard and ceiling light.

Family Bathroom

7'6" x 5'6" (2.3m x 1.7m)
PVC Windows to the rear elevation, custom bath / shower, W.C, Hand was basin and tiled walls.

Outside

9'10" x 5'10" (3m x 1.8m)
Front elevation features a low maintenance flagged driveway and walkway, with stairs leading to the front door.
The side elevation offers off road parking and gated access to the rear garden.
The rear elevation features a garden laid to lawn, with patio area and further outhouse providing storage.

Tenure

TBC

Council Tax

Tax Band 'B' £1,897.42 as of 2026/27

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 3BW

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.

