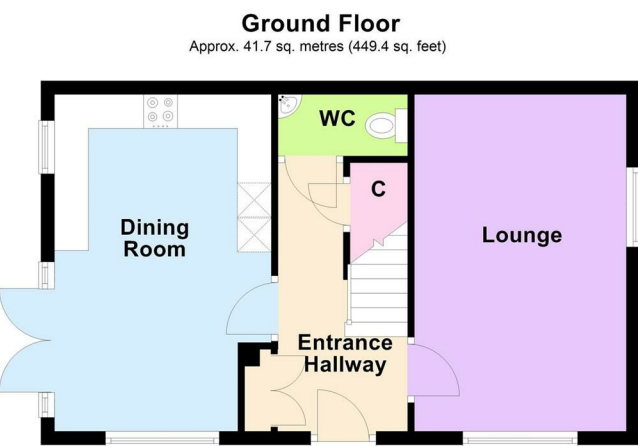




Total area: approx. 83.4 sq. metres (898.2 sq. feet)



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. St Matthews Primary School and Bridgewater High School are within an easy walk from the property. The property boasts many walks locally, the parkland area surrounding is managed by Pewterspear Green Trust. Also within walking distance is a Children's play area. 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 Appleton: Bridgewater High School, Broomfields Junior School, St Monica's Catholic Primary School and Cobbs Infant and Nursery School. making it a prime location for families.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(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
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	

Appleton



DOUBLE FRONTED Nearly New DETACHED Home | SOUGHT AFTER LOCATION with CORNER Plot Neighbouring 'Green Belt' & 'Playing Fields' | Generous Dining Kitchen with INTEGRATED APPLIANCES Opening onto the Garden | DUAL ASPECT Lounge | Driveway & LARGER than Average Garage. This tastefully presented home should appeal to a wide range of interested parties with modern accommodation comprising a canopied entrance, hall with cloaks and storage, lounge, open-plan dining kitchen complete with appliances, three bedrooms, en-suite and a main bathroom. Driveway parking, gardens and garage.

Appleton Parkstone Drive



Built by Messrs 'Barratt Homes' circa 2020 and is still under the ownership of the original purchasers. Since new, the improvements undertaken have been predominantly cosmetic including but not limited to full redecoration, replacement wood effect flooring and carpets, fitted wardrobes, and some landscaping.

This double fronted modern detached home occupies a corner plot within this popular development forming part of a wider sought after location neighbouring countryside and wide open green spaces.. Offering deceptive spacious accommodation with three well proportioned bedrooms, not frequently found with properties of a similar price range, dual aspect lounge, generous dining kitchen, fitted with a range of integrated appliances and 'French' doors opening out onto the garden. Grounf floor WC, En-Suite shower room, fitted wardrobes to two of the bedrooms whilst externally, there are gardens, driveway parking and a larger than average garage.

Accommodation

Ground Floor

Entrance Canopy

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

Entrance Hallway

12'11" x 6'3" (3.95m x 1.91m)

Staircase to the first floor with painted spindles and balustrade, wood effect cushioned vinyl flooring and a central heating radiator.

Cloaks Cupboard

4'0" x 1'2" (1.22m x 0.38m)

Continuation of the wood effect cushioned vinyl flooring, electric consumer unit and the broadband entry point.

Under Stairs Cupboard

5'4" x 2'9" (1.64m x 0.85m)

Offering further storage with a continuation of the wood effect cushioned vinyl flooring.

WC.

6'3" x 2'11" (1.92m x 0.91m)

Two piece suite including a pedestal wash hand basin with splash back tiling and a low level WC. Continuation of the wood effect cushioned vinyl flooring, central heating radiator and an extractor fan.

Lounge

16'2" x 10'2" (4.95m x 3.12m)

Dual aspect room with PVC double glazed windows to both the front and side elevations complete with two central heating radiators.

Dining Kitchen

16'3" x 10'5" (4.96m x 3.19m)

Fitted with a range of matching base, drawer and eye level units with concealed lighting complemented with integrated appliances including a four ring gas hob with splashback and an illuminated chimney extractor above, oven and grill, refrigerator, freezer, dishwasher and an 'Ideal Logic Combi ESP1 35' gas boiler housed in a matching wall unit. Stainless steel single sink drainer unit with mixer tap set in a wood grain effect work surface with matching splashback. Continuation of the wood effect vinyl flooring, PVC double glazed 'French' doors opening out onto the garden with matching adjacent panels, further PVC double glazed windows to the front elevation and garden, spot lights and a double central heating radiator.

First Floor



Landing

12'7" x 5'7" (3.85m x 1.72m)

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

Bedroom One

13'8" (into wardrobe recess) x 12'9" (4.19m (into wardrobe recess) x 3.89m)

Twin double wardrobes providing hanging and shelving space, central heating radiator and PVC double glazed windows to both front and side elevations.

En-Suite Shower Room

6'9" x 4'7" (2.06m x 1.42m)

Modern three piece suite including a tiled cubicle with a thermostatic shower, pedestal wash hand basin with splash-back tiling and a chrome mixer tap complete with a low level WC. Cushioned vinyl flooring, PVC opaque double glazed window to the front elevation, double central heating radiator and an extractor fan.

Bedroom Two

13'5" (into cupboard recess) x 10'3" (4.11m (into cupboard recess) x 3.14m)

Double wardrobe providing hanging and shelving space, built in cupboard providing further storage, central heating radiator and PVC double glazed windows to the front and side elevations.

Bedroom Three

7'3" x 6'9" (2.22m x 2.08m)

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

Bathroom

7'7" x 6'3" (2.33m x 1.91m)

Contemporary suite including a panelled bath with a thermostatic shower above and screen, pedestal wash hand basin with a chrome mixer tap and splash back tiling, complete with a low level WC. Cushioned vinyl flooring, PVC opaque double glazed window to the side elevation, double central heating radiator and an extractor fan.

Outside

The walled and fenced garden is predominantly laid to lawn, in addition to two flagged patios ideal for the hardstanding of garden furniture. Furthermore, there is a cold water tap, power points, lighting and a gate leading to the tarmacadam driveway. The front features a flagged and gravelled garden area set behind wrought iron railings adjacent to the front door.

Garage

23'4" x 10'9" (7.12m x 3.30m)

Generous garage with eaves storage, PVC opaque double glazed door opening onto the garden, up 'n' over door providing vehicular access, electric consumer unit, light and power.

Tenure

Freehold Title. An annual cost of £150 is payable once the open spaces have been handed over to a 'Management' company

Council Tax

Band 'D' - £2,268.50 (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 5GR

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.

