



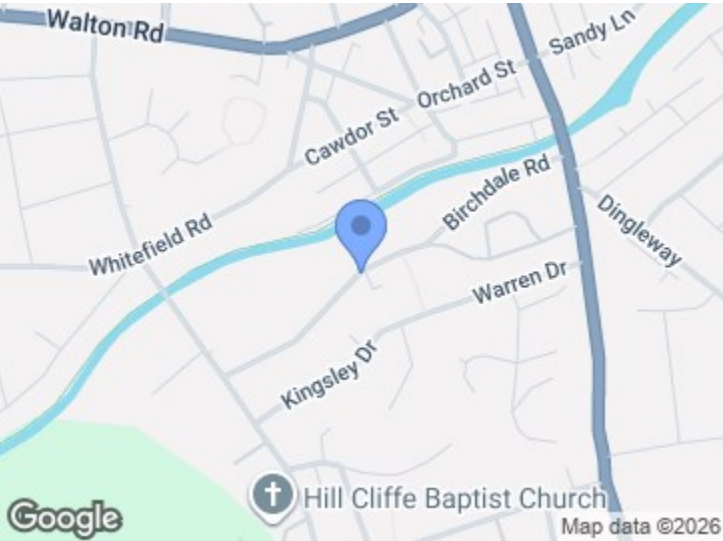
Total area: approx. 90.9 sq. metres (978.4 sq. feet)

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 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			
(81-91) B		85	85
(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



FIRST FLOOR Apartment | SOUGHT AFTER & RECOGNISED LOCATION | WALKING DISTANCE of the Village | EXCELLENT VIEWS | OPEN PLAN LIVING. Set within a purpose built development, this apartment enjoys an elevated position with views of the skyline and accommodation including an entrance hall, lounge, dining area, fitted kitchen with appliances, main bedroom with en-suite, further bedroom and a bathroom. Allocated parking, guest parking and communal gardens.

Appleton Birchdale Road



Accommodation

Birchdale Court sits on the site of the former 'Birchdale Hotel'. Constructed over twenty years ago, this purpose built first floor apartment enjoys tastefully presented accommodation including an entrance hallway with video entry phone system, storage cupboard housing the wall mounted gas boiler and a cloaks cupboard, bright and airy lounge with excellent views from windows to the front and side elevations, dining area again full of light, kitchen fitted with a range of matching units with integrated appliances, master bedroom with fitted furniture and en-suite, further bedroom and a bathroom. Communal hallway providing the post boxes and the electric meters under the stairs. Allocated parking for one vehicle with plenty of guest parking, communal gardens and bin storage.

Ground Floor

Communal Entrance Hall

Accessed through a secure front door into the hallway where you find individual post boxes and the electric meters under the stairs. A staircase takes you to the first floor upon where the apartment is located.

First Floor

Communal Hall

Staircase to the second floor and a double glazed window to the front elevation.

Entrance Hallway

14'10 x 3'3 (4.52m x 0.99m)

Accessed from the communal hall into a rectangular reception with a video entry phone system, generous storage including a storage cupboard housing the 'Alpha E-Tec 33' gas boiler, cloaks cupboard with shelving and the electric consumer unit central heating control and a central heating radiator.

Lounge

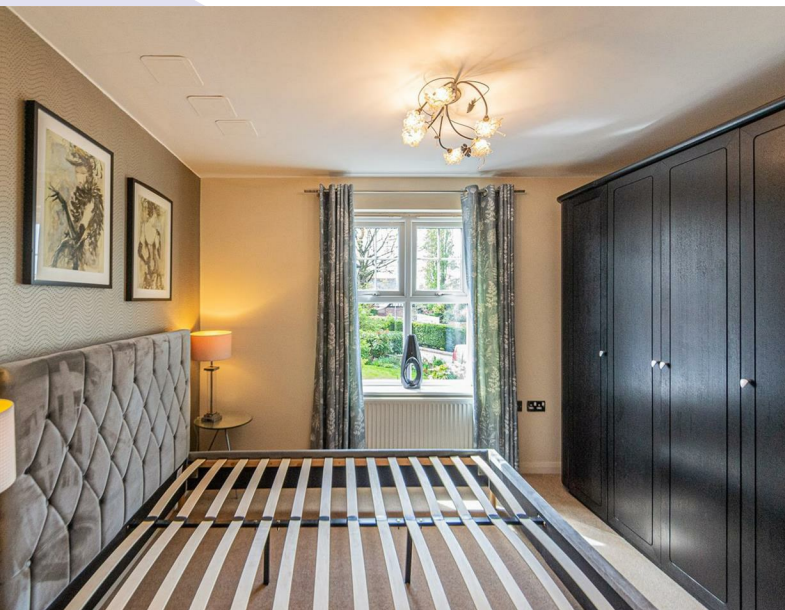
15'3 x 13'10 (4.65m x 4.22m)

A most appealing room full of light and excellent views with PVC double glazed windows to the front and side elevations, television point, telephone point and three central heating radiators.

Dining Area

8'2 x 8'2 (2.49m x 2.49m)

Full of light with PVC double glazed windows to the front and side elevations and a central heating radiator.



Bedroom Two

10'11 x 10'5 (3.33m x 3.18m)

Range of fitted wardrobes with sliding doors providing hanging and shelving space and a mirrored vanity panel. PVC double glazed window to the side elevation and a central heating radiator.

Bathroom

7'4 x 7'3 (2.24m x 2.21m)

Three piece suite including a panelled bath, pedestal wash hand basin and a low level WC. Tiled shelving, tiled walls, inset lighting, chrome ladder heated towel rail, mirrored corner cabinet and an extractor fan.

Outside

Communal gardens and bin storage, one allocated parking space and guest parking.

Tenure & Ground Rent

Leasehold

Service Charge

Council Tax

Band 'C' - £1,838.05 (2023-2024)

Local Authority

Warrington Borough Council.

Services

Postcode

WA4 5AW

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.



Kitchen

11'6 x 7'3 (3.51m x 2.21m)

Fitted with a range of matching base, drawer and eye level units with concealed lighting and display shelving. Integrated appliances including a four ring gas hob with an oven below and an illuminated chimney extractor above, microwave, dishwasher, washing machine and a fridge/freezer. One and a half bowl stainless steel single sink drainer unit with mixer tap set in heat resistant roll edge work surface with tile splashback, inset lighting, vinyl flooring and a central heating radiator.

Bedroom One

15'1 x 11'2 (4.60m x 3.40m)

Furniture including one double wardrobe and two singles providing hanging and shelving space, PVC double glazed window to the front elevation, television point, telephone point and a central heating radiator.

En-Suite Shower Room

6'10 x 4'7 (2.08m x 1.40m)

Three piece suite including a tiled cubicle with a thermostatic shower and a hand-held shower head, pedestal wash hand basin and a low level WC. Corner, mirrored cabinet, tiled shelving, inset lighting, chrome ladder heated towel rail and an extractor fan.

