

# Appleton

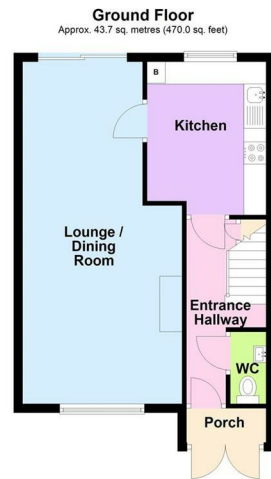


## Location

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. 85.8 sq. metres (923.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very 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		75	82
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

**FAVOURED** Setting Overlooking PLAYING FIELDS | Recent Schedule of Improvements Undertaken | Fitted Kitchen in High Gloss | Open-Plan Lounge & Dining Room | Modern White Bathroom Suite | LANDSCAPED Gardens. Occupying a prime position, this mews home enjoys excellent accommodation at an affordable price including a porch, hall, WC, lounge & dining room, fitted kitchen, three bedrooms and a bathrooms. Low maintenance gardens and a refurbished brick outhouse.

**£240,000**

# Appleton Dale Lane



Arguably the most favoured position on Dale Lane with views over the school's playing fields, this increasingly popular mews property offers excellent accommodation ideal for young families and first time buyers. Experiencing a recent programme of cosmetic improvements, this garden fronted home comprises an entrance porch accessed through double doors, hall with understairs storage, WC, open-plan dual aspect lounge and dining room with a recessed chimney breast and patio doors, fitted kitchen, three bedrooms and a modern bathroom suite. Low maintenance gardens and brick outhouse.

## Accommodation

### Entrance Porch

5'2" x 2'6" (1.59m x 0.77m)

Accessed through PVC double glazed double doors with laminate flooring, coat hooks and an original style glazed door leading to the:

### Entrance Hallway

13'7" x 5'10" (4.15m x 1.79m)

Staircase to the first floor including a cupboard beneath providing cloaks storage and power points, laminate flooring and a central heating radiator.

### WC.

5'3" x 2'7" (1.62m x 0.80m)

Two piece suite including a low level WC. complete with a vanity wash hand basin with chrome mixer tap, splashback tiling, mirrored cabinet above and cupboard storage below. PVC frosted double glazed window to the front aspect, tiled walls, laminate flooring and an extractor fan.

### Lounge & Dining Room

25'2" x 11'7" (7.69m x 3.54m)

Large, open-plan principal reception room featuring a dual aspect with double glazed patio doors opening onto the garden and PVC double glazed window to the front, recessed chimney breast with a raised hearth, six wall light points, ceiling coving, dado rail and a central heating radiator.



### Bedroom Three

10'0" x 7'5" (3.07m x 2.27m)

Double wardrobe providing hanging and shelving space, PVC double glazed window overlooking the front and a central heating radiator.

### Bathroom

8'2" x 5'5" (2.51m x 1.67m)

Modern white suite including a panelled bath with a thermostatic shower above and screen, pedestal wash hand basin with a chrome mixer tap, splash back tiling and a mirrored cabinet all complete with a low level WC. Vanity unit with drawer and cupboard storage, tile effect vinyl flooring, part tiled walls, chrome ladder heated towel rail, PVC double glazed window to the rear elevation and an extractor fan.



### Outside

The walled and fenced rear garden is low maintenance by design, enjoying colourful, well stocked raised borders comprising a range of flowers and plants as well as a cold water tap, two wall light points, meter cupboard and a brick outhouse measuring 2.78m x 1.67m featuring a resurfaced floor with vinyl covering, power and lighting and painted walls and timber work surface.

### Tenure

Freehold.

### Council Tax

Band 'B' - £1,897.42 (2026/2027)

### 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 3DL

### Possession

Vacant Possession upon Completion.

### Viewing

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

### Kitchen

11'3" x 8'8" (3.44m x 2.66m)

Fitted with a range of matching base, drawer and eye level units finished in a high gloss shade of cream complemented with some integrated appliances including an electric hob, oven & grill with an illuminated chimney extractor, fridge/freezer and a washer /dryer. Stainless steel, single sink drainer unit with mixer tap set in a wood effect work surface with tiled splashback and an 'Ideal Logic Combi C30' gas boiler. Laminate flooring, PVC double glazed window overlooking the rear and a central heating radiator.

### First Floor

#### Landing

9'3" x 8'4" (2.83m x 2.56m)

Access to the part boarded loft.

#### Bedroom One

12'9" x 10'2" (3.91m x 3.12m)

Ceiling coving, PVC double glazed window overlooking the front and a central heating radiator.

#### Bedroom Two

12'2" x 9'4" (3.73m x 2.85m)

PVC double glazed window overlooking the rear and a central heating radiator.

