

Appleton



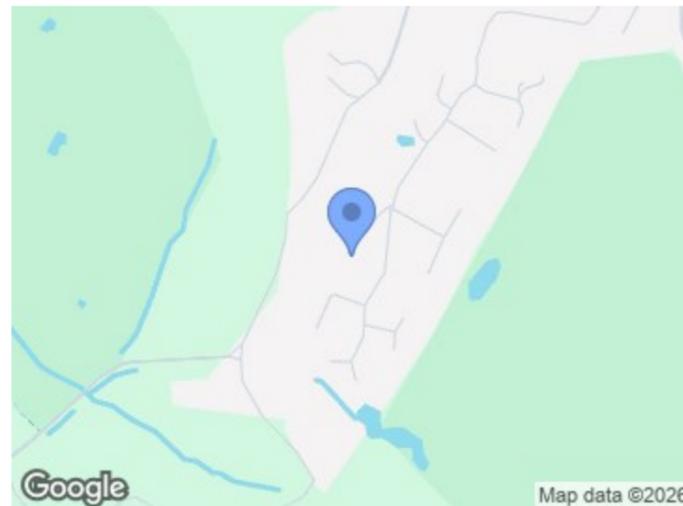
EXECUTIVE & ATTRACTIVE Detached Home | 'HAMPTONS' Location | FAR REACHING VIEWS to the Rear | IMPRESSIVE Entrance Hall & SUPER SPLIT STAIRCASE | 10 Metre Lounge & Dining Room with INGLENOK Fireplace | 'SONOS' Surround Sound | REPLACEMENT Windows, Doors, Facias & Soffits. Occupying a prime position, this substantial home comprises an entrance hall, cloakroom & WC, open-plan lounge and dining room, family room, garden room, study, dining kitchen and utility. The first floor includes a galleried landing, five bedrooms of which the master boasts a dressing room and en-suite, two with further en-suites and a main bathroom. Gardens, driveway and a detached double garage.

£1,100,000

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.

Home to 'Warrington Golf Club', 'Co-op', veterinary, GP and hairdressers of which are all within walking distance. 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.



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	79
		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 Saxon Close



Forming part of this exclusive development and located at the head of the cul-de-sac, this double fronted executive home has had a number of improvements undertaken over the years including but not limited to replacement PVC windows and doors, PVC fascias and soffits, split staircase branching off to both sides with wooden balustrade and darkened glass, 'Sonos' surround sound system, 'Amtico' flooring, replacement furniture fitted to the dressing room and some reconfiguration and defining of some rooms.

Proven to be one of the most after locations locally and affectionately known as 'The Hamptons', this attractive double fronted home affords substantial accommodation presented over two storeys including:

An entrance porch with twin stone pillars, impressive reception hall with a fantastic split staircase, inner vestibule, cloakroom and WC. 10 metre plus lounge and dining room with feature inglenook, study with wooden flooring, family room with 'Amtico' flooring, garden room currently being utilised as a dining room boasting 'French' doors opening onto the 'Sun Terrace', dining kitchen and utility room.

The first floor features a galleried landing with views over the entrance, principal bedroom with feature wall, dressing room complete with a comprehensive range of fitted furniture to two walls and an en-suite bathroom, guest bedroom/bedroom two again with en-suite, third bedroom with fitted furniture and en-suite, bedroom four boasting panoramic views, bedroom five currently used as a dressing room and a family bathroom.

Externally, there are open plan gardens to the front, driveway parking and a detached double garage whilst to the rear, there is a super 'Sun Terrace' with steps down to a lawned garden.

Accommodation

Ground Floor

Entrance Porch

15'9" x 4'1" (4.82m x 1.27m)

Attractive covered entrance with twin painted stone pillars, timber ceiling, courtesy lighting, stone flagging and a 'Composite' front door with a frosted, leaded double glazed inset panel leading to the:

Entrance Hallway

16'10" x 14'11" (5.15m x 4.56m)

A most impressive and welcoming reception with the centre piece being a split staircase branching off to both sides with a polished wooden balustrade and darkened glass. 'Amtico' tile effect flooring with mosaic detailing, ceiling cornicing, four wall light points, under stairs storage, two leaded double glazed windows to the front elevation and two central heating radiators.

Inner Vestibule

11'6" x 3'4" (3.53m x 1.04m)

Continuation of the 'Amtico' flooring and ceiling cornicing.

Cloakroom

5'10" x 4'2" (1.78m x 1.29m)

Cloaks cupboard with hanging and shelving space, continuation of the 'Amtico' flooring and ceiling cornicing.

WC.

5'10" x 4'7" (1.78m x 1.41m)

Two piece white suite including a pedestal wash hand basin with mixer tap and a low level WC. Quarry tiled flooring with contrasting white tiled walls to dado height, PVC frosted double glazed window to the side elevation, central heating radiator and the electric consumer unit.

Lounge

35'4" x 15'5" (into inglenook) (10.79m x 4.71m (into inglenook))

Accessed through glazed double doors from the hall into this dual aspect reception room which was formerly two rooms with the eye catching feature being the 'Inglenook' featuring a hole in the wall fireplace with a living flame gas fire and granite surround set adjacent to two leaded double glazed windows to the side elevation. Ceiling speakers providing the surround sound, PVC leaded double glazed bi-folding doors opening onto the rear terrace complemented with PVC leaded double glazed window to the front elevation, ceiling cornicing and three central heating radiators.

Study

13'3" x 9'8" (4.05m x 2.97m)

Polished wooden flooring, ceiling speakers providing the surround sound, PVC leaded double glazed windows to the front elevation, ceiling coving and a central heating radiator.

Family Room

13'2" x 12'11" (4.02m x 3.96m)

Tile effect 'Amtico' flooring with mosaic detailing, ceiling speakers providing, contemporary vertical central heating radiator, ceiling cornicing and an opening to the:

Garden Room

10'2" x 9'9" (3.12m x 2.98m)

Currently used as the dining room with a continuation of the 'Amtico' flooring with mosaic detailing, PVC leaded double glazed 'French' doors opening onto the sun terrace, in addition to PVC leaded double glazed windows overlooking the same and a double central heating radiator.

Dining Kitchen

16'10" x 14'0" (5.15m x 4.29m)

Excellent light and airy space comprising a range of matching base, drawer and eye level units, in addition to full height units set adjacent to the fridge/freezer recess complemented by a 'Rangemaster' five ring burner cooker with a matching illuminated chimney extractor above and dishwasher. One and a half bowl stainless steel single sink drainer unit with mixer tap set in a granite style, heat resistant roll edge work surface with tile splashback. Continuation of the 'Amtico' flooring with mosaic detailing, inset lighting, ceiling speakers providing the surround sound, PVC leaded double glazed window to the rear elevation and a 'Composite' door with a leaded double glazed panel opening onto the 'sun terrace'.



Utility Room

9'3" x 5'3" (2.84m x 1.61m)

Range of fitted base, drawer and full height units providing excellent storage and housing the 'Worcester' boiler, stainless steel single sink drainer unit with mixer tap set in a granite style heat resistant roll edge work surface with tiled splashback and spaces for both the washing machine and dryer below. Continuation of the 'Amtico' flooring, 'Composite' door to the side elevation with a frosted double glazed panel, central heating radiator and an extractor fan..

First Floor

Galleried Landing

16'11" x 13'1" (5.16m x 4.01m)

Again a notable feature, this generous landing includes PVC leaded double glazed windows to the front elevation, airing cupboard housing the 'Mega Flo' unvented water cylinder, ceiling coving and two central heating radiators.

Bedroom One

15'10" x 13'3" (4.84m x 4.04m)

Decorative feature wall and ceiling speakers providing the surround sound, inset lighting, ceiling coving, PVC leaded double glazed windows to the front elevation and a central heating radiator.

Dressing Room

10'8" x 7'7" (3.26m x 2.32m)

Re-furnished and now including a comprehensive range of fitted furniture in a mahogany finish with wardrobes fitted to two walls providing hanging and shelving space, drawer units providing further storage complete with some mirrored panels. Inset lighting, loft access, ceiling coving, PVC frosted leaded double glazed window to the side elevation and a door leading to the:

En-Suite Bathroom

13'3" x 8'3" (4.04m x 2.53m)

Four piece suite including a freestanding oval shaped bath with chrome feet, mixer shower head and tap, tiled cubicle with a thermostatic shower, twin wash hand basins set into a display surface with cupboard storage below complete with a low level WC. Tiled flooring with subtly contrasting tiled walls to dado height, inset lighting, ceiling speakers providing the surround sound, storage cupboard, PVC frosted leaded double glazed window to the rear elevation, extractor fan, shavers point and a central heating radiator.

Bedroom Two

13'4" x 13'3" (4.07m x 4.05m)

Inset lighting, ceiling coving, PVC leaded double glazed window to the front elevation and a central heating radiator.

En-Suite Shower Room

9'8" x 4'8" (2.96m x 1.43m)

Tiled cubicle with a thermostatic shower, pedestal wash hand basin with a mirrored cabinet above and a low level WC. Tiled flooring with subtly contrasting tiled walls to dado height, inset lighting, ceiling speaker providing the surround sound, PVC frosted double glazed window to the side elevation, central heating radiator and an extractor fan.

Bedroom Three

14'2" x 8'8" (4.32m x 2.66m)

Fitted wardrobes providing hanging and shelving space with matching bed side tables, ceiling coving, ceiling speakers providing the surround sound, PVC leaded double glazed window to the rear elevation and a central heating radiator.

En-Suite Shower Room

7'4" x 5'3" (2.25m x 1.61m)

Tiled cubicle with a thermostatic shower, pedestal wash hand basin and a low level WC. Tiled walls to dado height with subtly contrasting tiled flooring, inset lighting, extractor fan and a central heating radiator.

Inner Lobby

8'2" x 3'2" (2.51m x 0.99m)

Ceiling coving and a storage cupboard.

Bedroom Four

13'3" x 10'9" (4.04m x 3.30m)

Ceiling speakers providing the surround sound, ceiling coving, PVC double glazed window to the rear elevation and a central heating radiator.

Bedroom Five

14'2" x 7'7" (4.33m x 2.33m)

Currently used as a dressing room with a comprehensive range of fitted furniture to two walls providing hanging and shelving space with some mirrored panels ideal for vanity. Furthermore, there is a row of drawer units providing further storage. PVC leaded double glazed window with elevated panoramic views, inset lighting, ceiling coving and a central heating radiator.

Bathroom

9'8" x 8'3" (2.96m x 2.52m)

Four piece suite including a corner bath, tiled cubicle with a thermostatic shower, pedestal wash hand basin and a low level WC. Tiled flooring with subtly contrasting tiled walls again to dado height. Ceiling speakers providing the surround sound, inset lighting, frosted PVC double glazed window to the side elevation, central heating radiator and an extractor fan.

Outside

The property sits at the head of the cul-de-sac with an open plan lawned garden and pathway approaching the front combined with a block paved driveway providing off road parking which leads to a detached double garage. The rear garden is two tiered featuring a 'Sun Terrace' ideal for both entertaining and the hard standing of garden furniture. In addition, there is lighting, power points and a cold water tap. Furthermore, there are steps down to a generous enclosed lawned garden.

Double Garage

20'4" x 20'0" (6.20m x 6.12m)

Vehicular access via remote control twin up 'n' over doors combined with a 'Composite' courtesy door with a leaded double glazed door to the 'Sun Terrace'. Ceiling speakers providing the surround sound, inset lighting and a PVC leaded double glazed window to the side elevation

Tenure

Freehold.

Council Tax

Band 'H' - £4,551.91 (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 5SD

Possession

Vacant Possession upon Completion.

Viewing

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