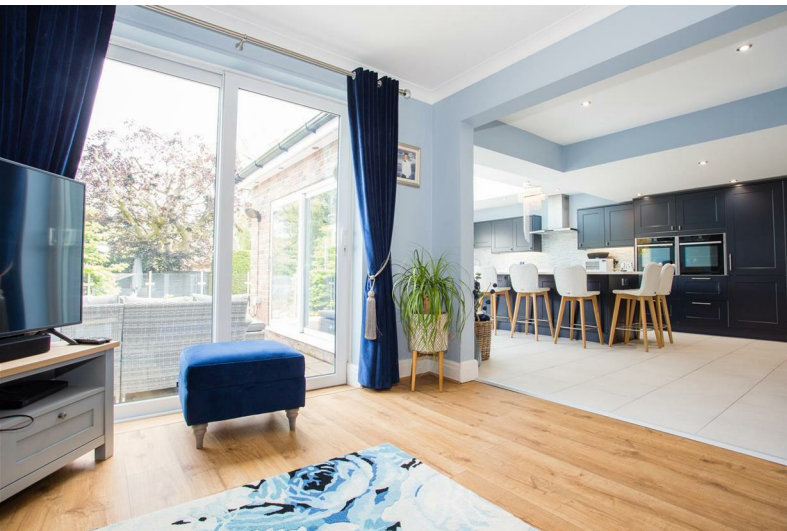




473 London Road

Appleton, Warrington, WA4 5DP

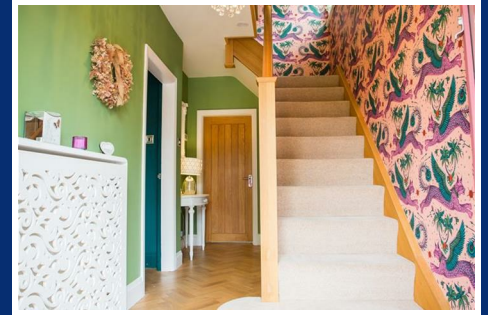
£595,000



# 473 London Road

Appleton, Warrington, WA4 5DP

£595,000



## ENTRANCE HALLWAY

A welcoming and beautifully presented entrance hall, featuring a solid wood front door installed approximately three years ago that showcases the original 1930's glass to maintain the traditional feel. Finished with high-quality engineered oak flooring, this elegant space sets the tone for the rest of the home.

## GROUND FLOOR W.C.

5'0" x 2'0" (1.54 x 0.62m)

A stylish fully tiled WC, complete with a sleek in-wall shelf and durable tiled flooring, offering both practicality and modern design.

## LOUNGE

11'8" x 11'8" (3.58 x 3.57m)

A calming and beautifully presented lounge, bathed in natural light and enhanced by stylish plantation shutters. Finished with high-quality engineered oak flooring, creating a warm and inviting space to relax and unwind.

## SECOND LOUNGE

13'6" x 10'11" (4.13 x 3.34m)

A stylish second lounge seamlessly open to the kitchen, creating a sociable and versatile living space ideal for modern lifestyles. This inviting room features a charming log burner, approximately nine years old, adding warmth and character, alongside attractive laminate flooring. Sliding patio doors allow for an abundance of natural light and provide direct access to seated patio area enhancing the indoor-outdoor living experience.

## KITCHEN/LIVING AREA

23'5" x 25'10" (7.15 x 7.89m)

A beautifully appointed kitchen extension, approximately five years old, showcasing a striking

lantern ceiling by Orangeries of Cheshire that bathes the space in natural light and enhances its sense of volume. The kitchen is exquisitely fitted with premium integrated appliances. Neff Cooker, Induction hob and dishwasher. Lamona Wine fridge and fridge-freezer and Franke hot water tap. Finished to an exceptional standard with elegant white quartz worktops, sophisticated porcelain flooring and the added luxury of underfloor heating, this impressive space is perfectly designed for refined family living and stylish entertaining.

## KITCHEN

## UTILITY ROOM

8'5" x 5'2" (2.57 x 1.59m)

A well-appointed utility room leading off from the kitchen, fitted with a range of units providing excellent storage and workspace. Finished with stylish porcelain flooring and incorporating a practical sink, this functional space also benefits from direct outside access, ideal for everyday convenience while maintaining a sleek and cohesive design.

## BEDROOM FOUR

8'3" x 7'4" (2.52 x 2.24m)

Located on the ground floor, bedroom four offers flexible accommodation and is enhanced by stylish plantation shutters, alongside laminate flooring and fitted wardrobes, making it perfect as a guest bedroom, home office, or a teenager's room.

## LANDING

A striking staircase and landing designed to create a real sense of space and light, featuring a contemporary glass and oak staircase by Neville Johnson, installed approximately three years ago. This impressive architectural feature adds a sleek, modern finish while enhancing the flow of natural light throughout the home, making a stunning first impression.

## MASTER BEDROOM

13'5" x 8'11" (4.09 x 2.72m)

The beautifully presented master bedroom is positioned to the rear of the property, enjoying a pleasant outlook over the garden. The room benefits from fitted wardrobes and is enhanced by elegant plantation shutters, creating a calm and private retreat.

## BEDROOM TWO

11'9" x 9'4" (3.60 x 2.85m)

Bedroom two is a well-proportioned and naturally light-filled room, featuring fitted wardrobes and complemented by stylish plantation shutters, offering both practicality and a refined finish.

## BEDROOM THREE

7'10" x 6'6" (2.39 x 2.00m)

Bedroom three is positioned to the front of the property and is enhanced by elegant plantation shutters, creating a bright yet comfortable and well-presented space.

## FOUR PIECE FAMILY BATHROOM

10'0" x 6'4" (3.06 x 1.94m)

A luxuriously appointed four-piece bathroom suite, featuring an elegant walk-in shower, finished to an exceptional standard with high-quality fittings, creating a refined and indulgent space.

## PATIO AREA

A stylish Indian stone patio area designed for outdoor living, complete with dedicated seating space and complemented by two outdoor heaters, creating the perfect setting for year-round entertaining and relaxation.

## REAR TERRACE

A beautifully designed rear terrace featuring a sleek balustrade, providing an elevated and stylish outdoor space

## GARDEN

An exquisitely landscaped garden with a pristine, manicured lawn that creates a lush and inviting setting

## SUN TRAP PATIO AREA

A charming patio area positioned at the end of the garden, enjoying a desirable sun-trap aspect, perfect for relaxing and making the most of sunny days.

## REAR ELEVATION

## FRONT OF PROPERTY AND DRIVEWAY

Excellent off road parking for 2/3 cars.

## ENTRANCE DOOR WITH OPEN PORCHWAY



## Road Map



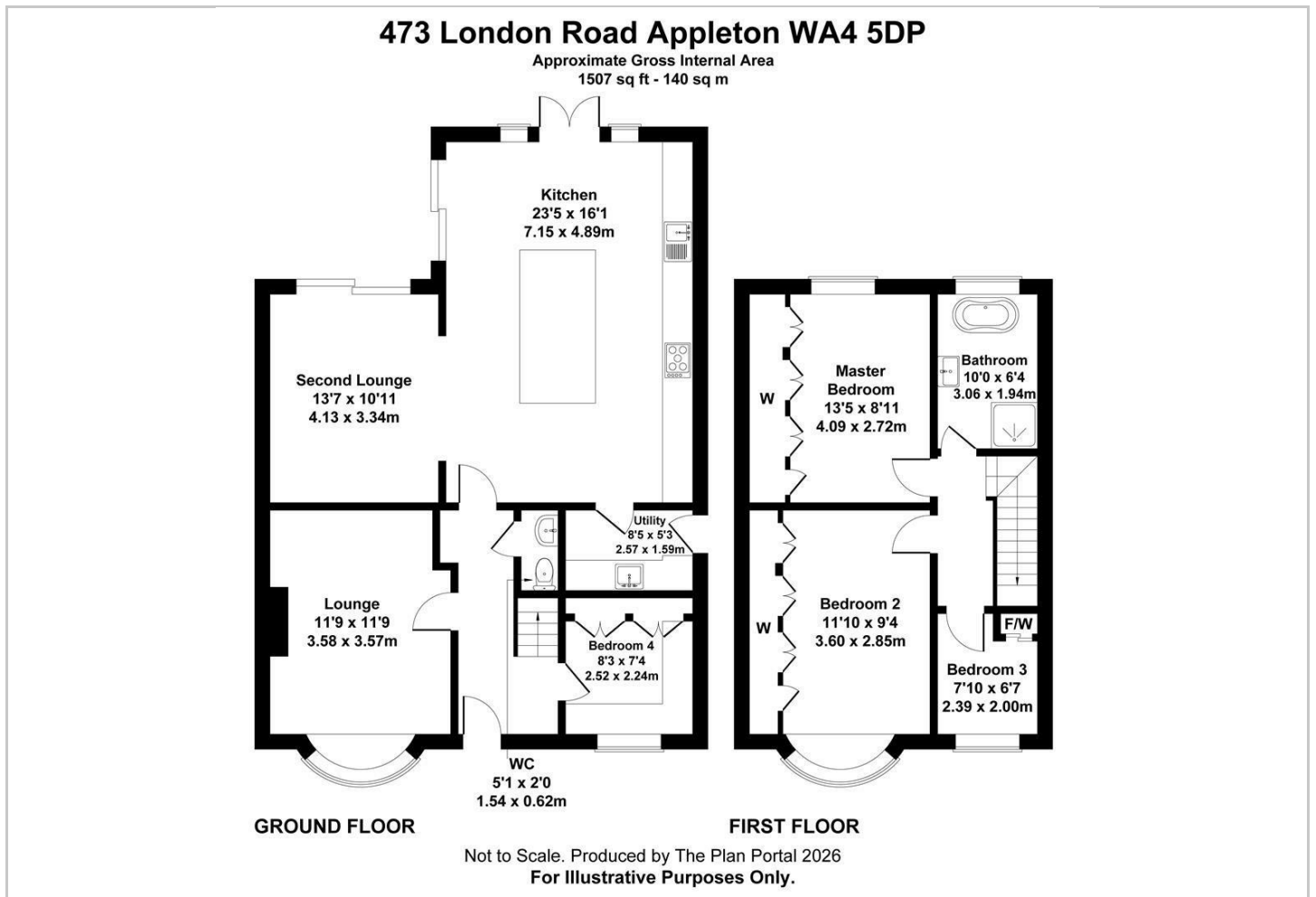
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Let n Sell Office on 01925 949027 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.