

# Appleton

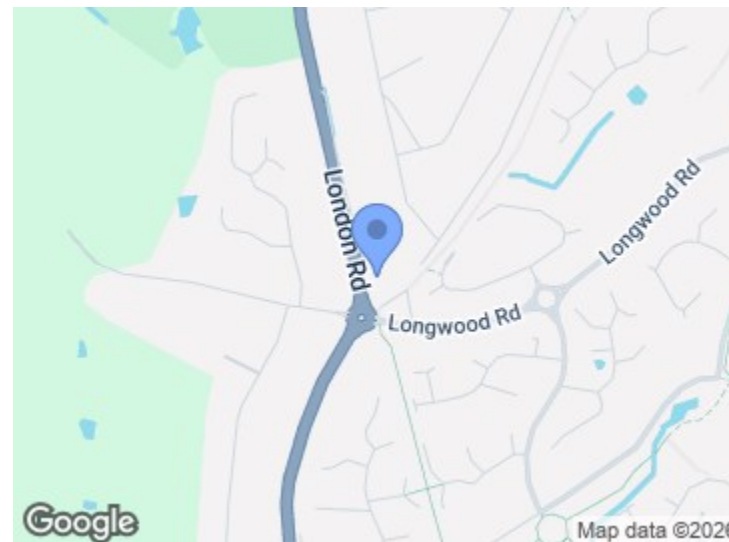


## Location

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 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 area, making it a prime location for families.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



**OPPORTUNITY TO MODERNISE** Substantial Three-Storey 1930s Detached featuring a four-car integrated garage | **NO CHAIN | FLEXIBLE LIVING SPACE** Triple reception rooms with bay fronted lounge and open plan kitchen with ceiling lantern | **EXTERIOR** Generous & secure gardens and a multi-car private driveway | **FIVE BEDROOMS & ENSUITE** Accommodation includes five generous bedrooms, including an ensuite to the master and a loft room, perfect for guests and teenagers | **GARAGE** space for four cars. Currently in use as a workshop, but offering extraordinary potential to add more living space, or be repurposed for mixed-use/storage.

**Guide Price £600,000**

# Appleton London Road



This attractive, traditional 1930s detached property has been in the family for a number of years and bears little resemblance to the original layout. The majority of the building work was carried out over forty five years ago including the family room which was constructed to the rear benefitting from garden access and views, the garage which now measures nearly sixteen metres which is a luxury for the car enthusiast as well as those looking to repurpose this area into further living accommodation, main bedroom and en-suite sited above the garage and the second floor conversion providing extra versatile space. More recently, there has been a dining kitchen extension with a roof lantern which now provides a seamless flow to the family room.

Set back from the road whilst occupying a convenient and popular location, this extended home affords accommodation presented over three storeys to which an incoming buyer may wish to update and improve to their own tastes.

In brief, the accommodation comprises an entrance porch with period reflective 'Quarry' tiled flooring which in turn leads into a homely hallway with staircase and understairs storage, lounge, dining room, family room, dining kitchen with integrated appliances, breakfast bar and larder cupboard, utility and WC. The first floor includes the main bedroom and en-suite, three further bedrooms and the main bathroom. A secondary staircase leads up to a further room with eaves access. The garage accessed from the utility room is worthy of special mention due to being nearly sixteen metres in length which provides various options for repurposing. Externally, there are gardens and generous driveway parking.

## Accommodation

### Ground Floor

#### Entrance Porch

6'1" x 2'7" (1.87m x 0.80m)

Accessed through a PVC double glazed door with matching adjacent panels, 'Quarry' tiled flooring and a further glazed door again with matching adjacent panels leading to the:

#### Entrance Hallway

16'4" x 5'11" (4.99m x 1.81m)

A homely reception including a staircase to the first floor complete with an understairs cloaks cupboard housing the gas and electricity meters with louvred doors.

#### Lounge

13'8" x 12'4" (4.19m x 3.77m)

Living flame coal effect gas fire set within a brick effect fireplace with stone hearth and mantle, PVC double glazed bow window with views to the front, ceiling coving, central heating radiator and an arched opening to the:

#### Dining Room

12'9" x 12'4" (3.91m x 3.77m)

Hole in the wall fireplace with a further living flame coal effect gas fire, ceiling coving, double central heating radiator and a seamless transition to the:

#### Family Room

14'2" x 13'10" (4.34m x 4.22m)

This extended room features views of the rear garden via PVC double glazed windows and an adjacent matching door, 'Canadian Maple' wooden flooring, three wall light points, ceiling coving, spotlights, further window to the side elevation, two central heating radiators and an opening into the:

#### Dining Kitchen

14'4" x 10'1" (4.39m x 3.08m)

Extended approximately six years ago featuring a roof lantern which provides extra lighting. Comprehensively fitted with a range of matching base, drawer and eye level units complemented with concealed lighting and integrated appliances including a four ring induction hob with splashback and an illuminated extractor hood, oven and grill, dishwasher and fridge/freezer. In addition, there is a larder cupboard and breakfast bar providing ample seating. Inset lighting, segregated waste bins and a PVC double glazed window to the rear elevation.



### Utility Room

10'8" x 8'7" max (3.26m x 2.64m max)

Range of base, drawer and eye level units including glazed display cabinets, stainless steel single sink drainer unit with mixer tap set in a tiled work top and space for a washing machine below. Storage cupboard with louvred doors, spot lights, timber panelled ceiling, double central heating radiator and doors to both the garage and:

### WC.

5'0" x 3'5" (1.54m x 1.06m)

Wash hand basin with cupboard storage below and a low level WC. heated towel rail, timber panelled ceiling and an extractor fan.

### First Floor

#### Landing

Secondary staircase to the upper floor bedroom five.

#### Bedroom One

15'11" max x 14'9" max (4.87m max x 4.50m max)

Range of fitted wardrobes with sliding doors providing hanging and shelving space complemented with a dressing table with further shelving above,, 'Canadian Maple' wooden flooring, PVC double glazed windows to both front and rear elevations, three wall light points, spotlights and a central heating radiator.

#### En-Suite Shower Room

7'3" x 4'9" (2.23m x 1.47m)

Tiled cubicle with a thermostatic shower, vanity wash hand basin with drawer storage below, chrome mixer tap and splash back tiling. complete with a low level WC. Mirrored cabinet, continuation of the 'Canadian Maple' wooden flooring, PVC double glazed window to the front elevation, central heating radiator and an extractor fan.

#### Bedroom Two

12'11" x 11'3" (3.94m x 3.45m)

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

### Bedroom Three

13'11" x 11'5" (4.25m x 3.48m)

Range of fitted wardrobes with sliding doors providing hanging and shelving space with further cupboard storage above complete with an integral dressing table, PVC double glazed bow window overlooking the front and a central heating radiator.

### Bedroom Four

7'2" x 7'0" (2.20m x 2.14m)

Currently used as a study with a PVC double glazed window again overlooking the front and a central heating radiator.

### Bathroom

9'1" x 7'0" (2.77m x 2.14m)

Panelled bath with a chrome mixer shower head, pedestal wash hand basin and a low level WC. Airing cupboard housing the 'Main Combi 30 HE' gas boiler, mirrored cabinet, inset lighting, shavers point, PVC double glazed windows to the rear and side elevations complete with a central heating radiator.

### Second Floor

#### Bedroom Five

15'10" x 15'1" (4.85m x 4.62m)

Walk-in wardrobe with louvred doors, timber panelled ceiling, double glazed 'Velux' window, 'Canadian Maple' wooden flooring, spotlights, PVC double glazed window overlooking the rear and a door leading into the eaves.

### Garage

52'5" x 14'9" max (15.99m x 4.52m max)

An unexpectedly and deceptive lengthy garage accessed via an electric roller shutter door with flagged and concrete flooring. Other features worthy of note include access to the garden via a courtesy door at the rear, four 'Velux' windows adding additional light in addition to a PVC double glazed window at the rear, loft access, sink unit and tap, loft access, power and lighting.

### Outside

The enclosed fenced rear garden is generous in size whilst being predominantly laid to lawn complemented with a flagged patio area ideal for the hardstanding of garden furniture. In addition, there are well stocked borders, a defined vegetable garden and a timber shed. To the side, there is a pathway link the front and back with gated access. The front includes a large driveway providing off road parking for several vehicles set behind a hedgerow and dwarf brick wall which in turn provides access to the garage.

### NB

10 YEAR HERBICIDE TREATMENT PROGRAMME RELATING TO JAPANESE KNOTWEED - COPIES OF DOCUMENTATION ARE AVAILABLE UPON REQUEST.

### Tenure

Freehold.

### Council Tax

Band F' - £3,287.49 (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 5DP

### 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.