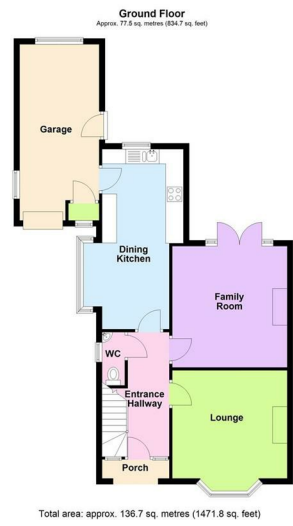


# Appleton

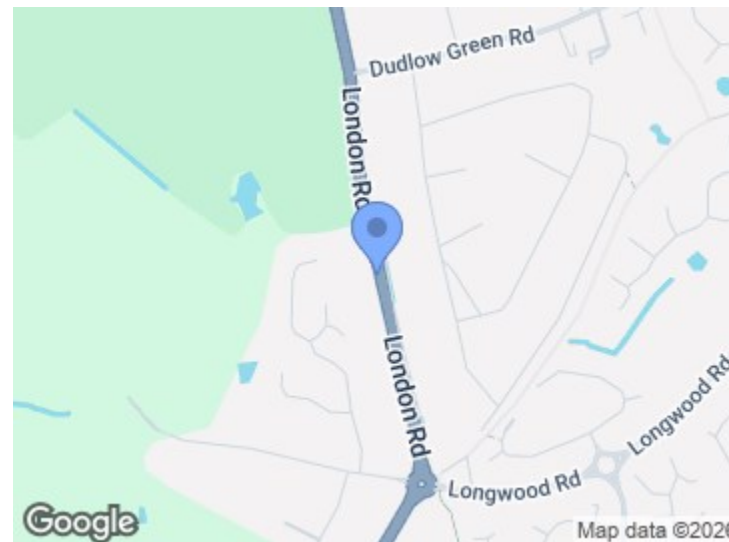


## Location

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
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	EU Directive 2002/91/EC	68	77

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		

EXTENDED & ELEVATED PRIME HOME | TWO STOREY EXTENSION | OPEN-PLAN Dining Kitchen | SOLID FUEL STOVE & CAST IRON FIREPLACE | Warm & Homely. Occupying an elevated setting, this traditional home has to be viewed as it boasts a number of period features with accommodation including a welcoming entrance hall, main lounge with log burner, family room with cast iron fireplace, dining kitchen, four bedrooms, en-suite to the master and family bathroom. Gardens to front and rear, driveway parking and garage.

£499,950

# Appleton London Road



Occupying an elevated position, this improved and extended 1930s period semi-detached home affords extended and improved accommodation presented over two storeys. Featuring particularly well proportioned accommodation, this bay fronted home has enjoyed recent improvements including an overhaul of the dining kitchen, some replastering and redecoration.

Boasting an extended layout, this period reflective home enjoys enhanced accommodation over two storeys comprising an entrance porch with 'Quarry' tiled flooring, inviting reception with a 'Herringbone' design flooring, cloakroom & WC. characterful lounge with solid fuel burning stove, separate family room again with with a feature fireplace, open-plan 'Shaker' style dining kitchen with feature timber beams and square bay window ideal for the housing of a family dining table and a door providing access to an attached garage with WC. and washing facilities. The first floor extends over the lower floor comprising the landing, main bedroom with fitted wardrobes and an en-suite complementary to the period of this home, three further bedrooms and a family bathroom. Externally, there are westerly facing gardens combined with patio areas whilst to the front, there is ample driveway parking, an 'EV Charging' facility and an adjacent garden.

## Accommodation

### Ground Floor

#### Entrance Porch

7'6" x 2'1" (2.30m x 0.65m)

Recessed porch with 'Quarry' tiled flooring and an original style frosted leaded glazed front door with matching adjacent panels leading to the:

#### Entrance Hallway

13'10" x 7'4" (4.24m x 2.26m)

A charming reception with engineered flooring presented in a 'Herringbone' design, staircase to the first floor with a painted balustrade and spindles, picture rail, ceiling coving and a central heating radiator.

#### WC.

5'11" x 2'6" (1.82m x 0.78m)

Two piece suite including a wash hand basin with chrome mixer tap and a low level WC. Continuation of the engineered flooring presented in a 'Herringbone' design, white brick tiled walls to dado height, inset lighting, PVC double glazed window to the side elevation and an extractor fan.

#### Lounge

13'6" x 12'10" (4.13m x 3.93m)

Solid fuel burning stove set into an exposed brick chimney breast, slate tiled hearth and a carved surround, display shelving set adjacent to the chimney breast, base level cupboard, ceiling coving, ceiling rose, PVC double glazed bay window overlooking the front and a central heating radiator.

#### Family Room

13'6" x 12'10" (4.14m x 3.92m)

Cast iron fireplace with a decorative tile inset, tiled hearth and a carved surround, PVC double glazed 'French' doors opening out onto the rear patio with matching adjacent panels, picture rail and a double central heating radiator.



### Dining Kitchen

20'2" x 9'7" max (6.15m x 2.93m max)

A generous open-plan space comprising a range of matching base, drawer and eye level units in a 'Shaker' style complemented with leaded glazed display cabinets and integrated appliances including a four ring induction hob with an oven & grill below and an illuminated extractor hood above, dishwasher and fridge/freezer. Ceramic sink unit with mixer tap set in a granite work surface with a matching splashback, wood effect engineered flooring, PVC double glazed square bay window to the side elevation and a PVC double glazed window overlooking the rear, two feature timber lintels, picture rail, double central heating radiator, further central heating radiator and a door leading to the garage.

### First Floor

#### Landing

16'5" x 8'9" max (5.01m x 2.69m max)

Access to a part boarded loft with lighting, picture rail, PVC leaded double glazed window to the side elevation and a central heating radiator.

#### Bedroom One

13'10" x 12'6" (4.22m x 3.83m)

Panelled feature wall to dado height, twin double wardrobes providing hanging space with further storage above, two wall light points, PVC leaded double glazed bay window to the front elevation and a double central heating radiator.

#### En-Suite Shower Room

11'0" x 3'11" (3.37m x 1.21m)

Period reflective suite including a white brick tiled cubicle with a thermostatic shower, rain-shower head and recessed shelving, twin wash hand basins set into a vanity unit with cupboard storage below and mirror above, complete with a low level WC. Tile effect laminate flooring, white brick tile walls to dado height, inset lighting, extractor fan and a central heating radiator with heated towel rail.

### Bedroom Two

11'6" x 8'11" (3.53m x 2.73m)

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

### Bedroom Three

9'3" x 8'9" (2.84m x 2.67m)

Panelled walls to dado height, storage cupboard, PVC leaded double glazed window overlooking the rear and a central heating radiator.

### Bedroom Four

9'3" x 7'9" (2.84m x 2.38m)

Wood effect engineered flooring, PVC leaded double glazed window overlooking the front and a picture rail.

### Bathroom

9'6" x 5'6" (2.92m x 1.70m)

Again a period appropriate suite including a panelled bath with a thermostatic shower above, vanity wash hand basin with cupboard storage below and a low level WC. Tile effect cushioned vinyl flooring, part tiled walls, picture rail, two PVC frosted double glazed windows to the side elevation, double central heating radiator and an extractor fan.

### Garage

19'9" x 14'7" max (6.02m x 4.47m max)

Vehicular access via an up 'n' over door in addition to pedestrian access to the garden, wall mounted 'Vaillant' Ecotec Exclusive' boiler, windows to the side and rear elevations, light and power and plumbing for a washing machine combined with space for a dryer, complete with a door to an:

### Outside WC.

5'3" x 2'7" (1.61m x 0.80m)

### Outside

Featuring a westerly facing garden, this most sought after aspect is preferred by the majority. Enjoying a private garden predominantly laid to lawn and boasting well stocked borders, the aforementioned recreational area is a super area for 'Al-Fresco' dining whilst to the front, there are lawned gardens combined with driveway parking leading to the garage as well as an 'EV' charging facility.

### Tenure

Leasehold, Dated 3 October 1933 with a Term of 999 years (less 10 days) from 25 March 1933 and annual Ground Rent of £6, however, this has not been collected and our clients inform us that there is an 'Indemnity Policy' in place from their purchase.

### Council Tax

Band 'E' - £2,781.72 (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 5DR

### 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.