

Appleton

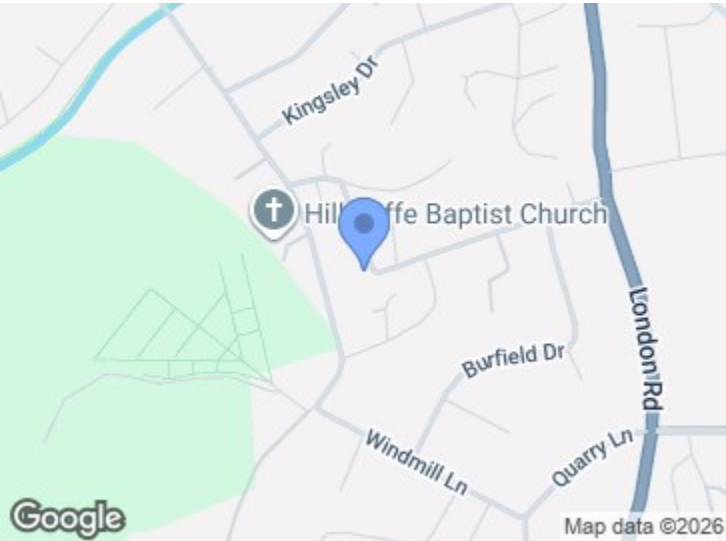


Location

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 '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		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	



REFURBISHED & EXTENDED Home in Prime Location | Super OPEN-PLAN Dining Kitchen with CENTRE ISLAND & Family Room | FURTHER RECEPTION Rooms & FOUR DOUBLE Bedrooms | EN-SUITE & Family BATHROOM | LANDSCAPED SUNNY Gardens. Located in 'Old Appleton', this much improved and extended home affords generous family sized accommodation including an entrance hallway, WC, lounge and dining room, study, dining kitchen and family room, utility whilst to the first floor, there are four bedrooms, en-suite to the principal and a traditional family bathroom with roll-top bath. Landscaped gardens, converted garage and driveway parking.



www.cowdelclarke.com

Tel: 01925 600 200

£600,000

Appleton Cliffe Road



Accommodation

Occupying a prime position within this highly regarded location affectionately known as 'Old Appleton'. This double fronted semi-detached home has enjoyed significant investment resulting in a two storey wrap-around extension and extensive refurbishment culminating in a remarkable transformation.

Elements worthy of note include but are not limited to a super open-plan dining kitchen and family room featuring a two tone 'Shaker' style kitchen with integrated appliances. As this room has been extended to the rear and side, there is a well proportioned family room featuring a solid fuel burning stove as its centre piece combined with bi-folding doors and 'Velux' windows ensuring the room is flooded with light. In addition, the principal suite is now positioned in the first floor extension resulting a comprehensive range of fitted furniture combined with a contemporary en suite and finally the main bathroom is traditional in design with a roll top bath as its primary feature..

The enhanced accommodation includes a welcoming 'L' shaped entrance hallway with 'Amtico' flooring presented in a 'Herringbone' design and a staircase to upstairs with a painted balustrade and spindles. From the hall, the remaining accommodation includes a cloakroom with a two piece suite, dual aspect lounge and dining room with a solid fuel burning stove and door to the garden, study which is large enough to be used as a snug if required, dining kitchen and family room measuring over seven metres boasting a 'Shaker' style kitchen with centre island, appliances, solid fuel burning stove and bi-folding doors and utility with a continuation of the 'Shaker' style units. The first floor comprises the landing with a light funnel and loft access, principal bedroom hosting a comprehensive range of fitted furniture and a contemporary en-suite shower room, guest bedroom again with fitted wardrobes, third bedroom overlooking the gardens and the fourth which again is a double. Externally, there are landscaped gardens, stone patio, driveway parking and a converted garage now used for storage.

Ground Floor

Entrance Porch

Canopied entrance with courtesy lighting and a composite, frosted leaded double glazed front door with an adjacent panel leading to the:

Entrance Hallway

15'8" x 11'0" max (4.79m x 3.36m max)

A welcoming 'L' shaped reception with 'Amtico' flooring presented in a 'herringbone' design, staircase to upstairs with painted spindles and balustrade, inset lighting, ceiling coving and a central heating radiator.

WC.

8'2" x 2'10" (2.50m x 0.88m)

White two piece suite with chrome fittings including a wash hand basin set on a vanity unit with cupboard storage below, splash back tiling and a low level WC. Continuation of the 'Amtico' flooring, inset lighting, PVC frosted double glazed window to the side elevation, central heating radiator and an extractor fan.

Lounge & Dining Room

20'10" x 13'10" (6.37m x 4.23m)

A light and airy generously proportioned dual aspect room featuring a white solid fuel burning stove set within a recessed chimney breast with a black slate tile hearth. PVC double glazed door with matching adjacent panels opening onto the rear garden patio complemented by a large PVC double glazed window overlooking the front. Engineered wood effect flooring, inset lighting, ceiling coving and two vertical central heating radiators.

Study

10'9" x 8'10" (3.30m x 2.71m)

Versatile room with a PVC double glazed window overlooking the front elevation, ceiling coving and a double central heating radiator.



Dining Kitchen & Family Room

23'11" x 16'1" max (7.31m x 4.91m max)

Superb, extended open-plan space where family gathering is its theme. Featuring a 'Shaker' style kitchen comprising a comprehensive range of base, drawer and eye level units fitted to three walls with concealed lighting combined with full-height larder cupboards. In addition, there are integrated appliances including a 'Neff' induction hob with an illuminated extractor, dishwasher, 'Neff' 'slide & hide', microwave oven and a warming drawer. Moreover, there is a 'Samsung' 'American' style fridge/freezer set into a designed recess with surrounding fitted units. One and a half bowl sunken porcelain sink unit with mixer tap set in the 'Quartz' work surface with matching splashback and inset lighting.. Furthermore, there is a centre island with breakfast bar featuring a contrasting shade of base units and wine rack set below a 'Quartz' work surface.

The floor covering is a continuation of the 'Amtico' with the family room boasting a solid fuel burning stove as its centre piece combined with aluminium double glazed bi-folding doors opening onto the rear patio garden. PVC double glazed window overlooking the rear garden as well as double glazed 'Velux' windows.

Utility Room

8'0" x 4'11" (2.46m x 1.50m)

Continuation of the 'Shaker' style with base, full-height and eye level units combined with a sunken sink unit, mixer tap all set in a 'Quartz' work surface with space for appliances below. Continuation of the 'Amtico' flooring, inset lighting, PVC double glazed door to the side elevation with an adjacent panel, central heating radiator and an extractor fan.

First Floor

Landing

11'9" x 9'8" max (3.60m x 2.97m max)

Loft access, light funnel and inset lighting.

Bedroom One

15'0" x 11'10" (4.58m x 3.62m)

Comprehensive range of bedroom furniture including fitted wardrobes providing hanging, shelving and drawer storage with sliding doors and two mirrored panels. Ceiling coving, inset lighting, PVC double glazed window overlooking the front elevation and a vertical central heating radiator.

En-Suite Shower Room

11'10" x 3'10" (3.63m x 1.17m)

Contemporary fully tiled white suite with chrome fittings including a walk-in tiled enclosure housing a thermostatic shower with both rain-shower and retractable heads, wash hand basin set on a vanity unit with drawer storage below and illuminated mirror above complete with a low level WC. Inset lighting, chrome ladder heated towel rail and a PVC frosted double glazed window to the rear elevation.

Bedroom Two

13'8" x 11'8" (4.19m x 3.56m)

The original principal bedroom again including a range of fitted wardrobes providing hanging and shelving storage with sliding doors and a mirrored panel, inset lighting, ceiling coving, PVC double glazed window overlooking the front elevation and a central heating radiator.

Bedroom Three

13'10" x 8'11" (4.22m x 2.72m)

PVC double glazed window overlooking the rear elevation, ceiling coving and a central heating radiator.

Bedroom Four

10'10" x 8'11" (3.31m x 2.72m)

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

Bathroom

10'9" x 9'8" max (3.28m x 2.97m max)

A quite stunning traditional period bathroom suite with chrome fittings including a roll top, claw feet bath with a Victoriana mixer shower head, wash hand basin with towel rail, high level WC with pull-chain and an oversized tiled enclosure with a thermostatic shower with a rain-shower head. Slate effect tiled flooring, inset lighting, antique style central heating radiator, heated chrome towel rail and a PVC frosted double glazed window to the rear elevation

Storage Cupboard

2'5" x 2'0" (0.75m x 0.62m)

Shelving Storage.

Outside

A mature landscaped garden enjoying a stone flagged patio garden, cold water tap and lighting, in addition to steps up to lawned gardens with well stocked borders enhanced with timber sleepers and timber shed. The front features. The front features a block paved driveway set adjacent to well stocked borders set behind a dwarf brick wall.

Tenure

Leasehold with a 'Term of 960 Years from 25th March 1962 (less 10 days)'.

Council Tax

Band 'E' - £2,981.67 (2026/2027)

Local Authority

Warrington Borough Council.

Services

No tests have been made of mains services, heating systems or associated services. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm they are in working order and any prospective purchaser is advised to obtain verification from their surveyor or solicitor.

Postcode

WA4 5AQ

Possession

Vacant Possession upon Completion.

Viewing

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

Storage

7'4" x 6'7" (2.25m x 2.02m)

Accessed through double doors from the front elevation housing the 'Alpha' wall mounted gas boiler installed in 2022, light and power, electric consumer unit and a cold water tap.

