

Orchard Meadows



NOT TO BE MISSED | A FLEXIBLE STYLE OF LIVING | OPEN PLAN DINING LOUNGE & KITCHEN | FOUR BEDROOMS. This stylish three-storey home offers ample living accommodation over its three well-designed floors. The first floor comprises an entrance hallway, dining kitchen & lounge, WC and study. On the first floor, there is the master bedroom which benefits from an en-suite, and a lounge/second bedroom. The third floor boasts two further good-sized rooms and a family bathroom. The landlord has completed additional works such as fitted wardrobes in bedroom four, a patioed area in the garden and a storage shed. Available immediately.

£1,700 Per Month

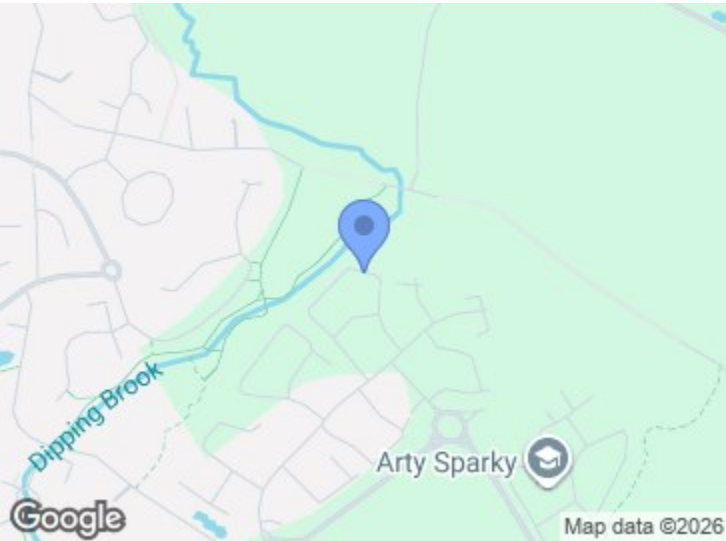
Tel: 01925 600 200

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 Cemetery, 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.

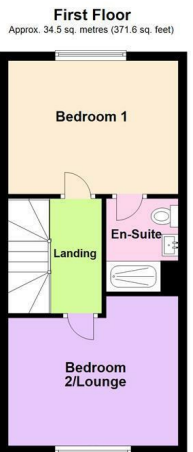


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

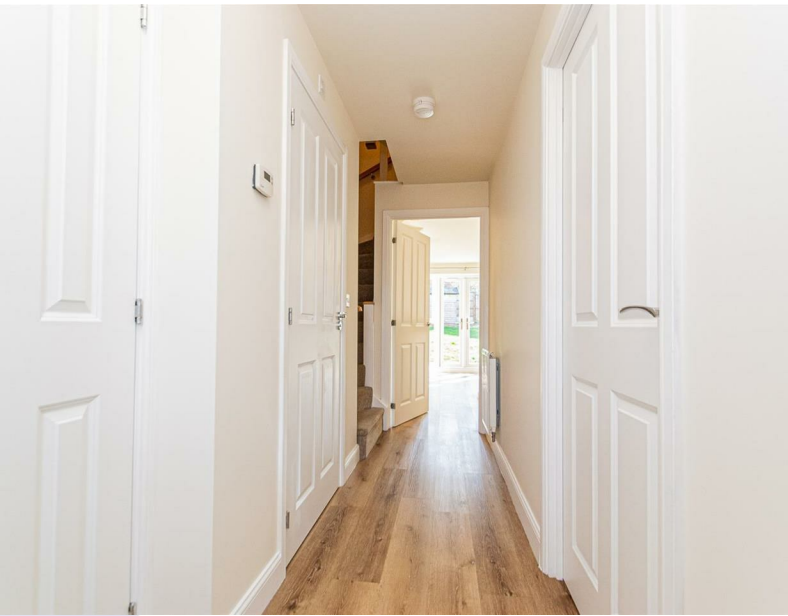


Total area: approx. 101.1 sq. metres (1088.0 sq. feet)



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Lambourne Crescent



Entrance Hallway

13'6" x 6'4" (4.12 x 1.94)

The composite front door leads into the entrance hallway featuring laminate flooring which runs seamlessly through to the dining kitchen & lounge, WC, and Study/Bedroom Five. The room also benefits from a double-doored storage cupboard which houses the gas boiler. Gas central heating radiator.

Dining Kitchen & Lounge

19'11" x 12'9" (6.09 x 3.91)

A bright and airy social space which consists of a kitchen with matching drawer base and eye level units, gas hob with hood, oven and a one and a half bowl stainless steel sink drainer unit overlooking the lounge & dining area. French doors which are framed by double-glazed uPVC windows lead into the garden. Gas central heating radiator and access to a storage space under the stairs.



WC

5'1" x 2'11" (1.55 x 0.89)

A matching low-level WC, corner sink with chrome mixer tap which features a tiled splashback.

Study/Bedroom Five

9'2" x 6'1" (2.8 x 1.87)

uPVC double glazed window to the front elevation and a gas central heating radiator.

First Floor Landing

8'7" x 7'0" (2.64 x 2.15)

Neutral fitted carpets, gas central heating radiator, access to the lounge/bedroom two, bedroom one and stairs to the second floor.

Lounge/Bedroom Two

11'3" x 12'9" (3.43 x 3.91)

A flexible space which allows for further living or sleeping accommodation, neutral fitted carpets, multi-media panel, gas central heating radiator and double glazed uPVC window to the front elevation.

Bedroom One

10'0" x 12'9" (3.06 x 3.91)

Neutral fitted carpets, gas central heating radiator, double glazed uPVC window overlooking the garden, access to the en-suite.



Family Bathroom

6'2" x 5'1" (1.89 x 1.57)

Low-level WC, sink with chrome mixer tap and tiled splashback, thermostatic shower over bath. Gas central heating radiator and vinyl flooring.

Garden

A combination of lawn and paving.



En-Suite

7'0" x 5'5" (2.14 x 1.66)

Low-level WC, sink with chrome mixer tap and tiled splashback, enclosed shower with thermostatic valve. Vinyl flooring and gas central heating radiator.

Second Floor Landing

5'7" x 7'4" (1.71 x 2.24)

Neutral fitted carpets, gas central heating radiator, access to bedroom three, bedroom four and the family bathroom.

Bedroom Three

11'6" x 12'9" (3.51 x 3.91)

Neutral fitted carpets, gas central heating radiator, Velux window to the rear elevation.

Bedroom Four

11'2" x 12'9" (3.42 x 3.91)

Neutral fitted carpets, fitted wardrobe, further storage over the stairs, gas central heating radiator, double glazed uPVC window to the front elevation.