

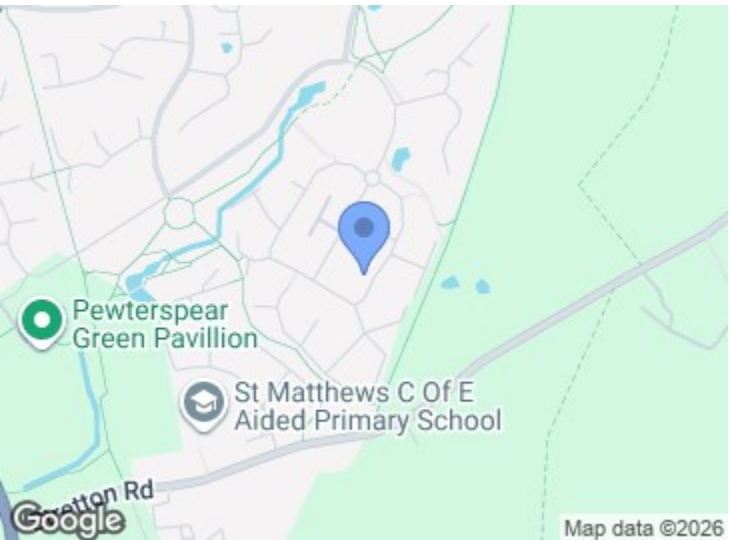
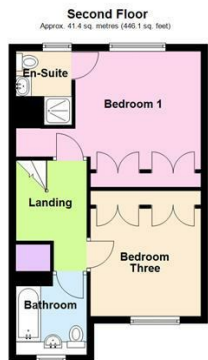
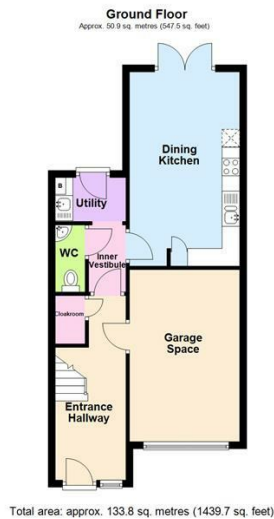
Appleton

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 Appleton: Bridgewater High School, Broomfields Junior School, St Monica's Catholic Primary School and Cobbs Infant and Nursery School. 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	



THREE STOREY TOWNHOUSE | SPACIOUS DINING KITCHEN with FRENCH DOORS to Garden | 'LVT' Flooring | LARGE LOUNGE with FRENCH DOORS to BALCONY | THREE SPACIOUS BEDROOMS all with WARDROBES | LOW MAINTENANCE Gardens. Set within a popular location, this townhouse offers well proportioned accommodation including an entrance hallway, cloaks & WC, dining kitchen, utility, garage conversion (without building regulations), large lounge and balcony, three bedrooms, en-suite, family bathroom and further WC. Gardens and driveway parking.

Appleton Ashford Drive



A modern, well presented townhouse situated on this well established modern development boasting generously proportioned accommodation presented over three storeys.

Particularly suitable to both the growing family and professional couple, this stylish home offers flexible accommodation with the heart of the property being the spacious dining kitchen featuring ample cupboard space, integrated appliances, plenty of room for a dining table and 'French' doors which offer seamless entry to the garden perfect for indoor-outdoor living. In addition, there is a converted space formerly the integral garage (without building regulations), utility, cloak, and WC.

As you ascend to the first floor you are welcomed by a large lounge with 'French' doors which open out on to a paved balcony ideal for a seating area. The lounge offers enough space for an addition dining area should it be required. Furthermore, there is a generously proportioned bedroom with built in wardrobes as well as a conveniently located WC. On the second floor, there are two further bedrooms, both with built in wardrobes. The primary bedroom boasts an en-suite shower room while the second bedroom is served by a contemporary three piece bathroom suite.

Externally, this property boasts a generously sized rear garden featuring low-maintenance artificial turf and a spacious patio area, ideal for outdoor seating or entertaining. To the front, the home offers the added convenience of driveway parking. Additional highlights include a recently fitted boiler (three years ago) and a partially boarded loft with lighting and a drop-down ladder, offering extra storage potential.

Accommodation

Ground Floor

Entrance Canopy

Timber framed and tiled canopy, courtesy lighting and a composite front door with frosted double glazed panels leading into the:

Entrance Hallway

17'1" x 6'7" (5.23m x 2.01m)

A well proportioned reception with 'LVT' (Luxury Vinyl Tile) flooring in a herringbone design, staircase to the first floor, ceiling coving, PVC frosted double glazed window to the front elevation, under the stairs cloakroom, central heating radiator and a door opening into

Garage Conversion (Without Building Regulations)

16'0" x 10'0" (4.88m x 3.07m)

Works undertaken prior to our clients' ownership including a PVC double glazed window to the front elevation, laminate flooring and fitted shelving.

Inner Vestibule

5'4" x 3'6" (1.65m x 1.08m)

Continuation of the 'LVT' (Luxury Vinyl Tile) flooring in a herringbone design and ceiling coving.

WC.

5'5" x 2'10" (1.66m x 0.87m)

Two piece suite including a wash hand basin with tiled splashback and a low level WC. 'LVT' (Luxury Vinyl Tile) flooring in a herringbone design, inset lighting, central heating radiator and an extractor fan.

Dining Kitchen

17'4" x 10'3" (5.30m x 3.13m)

Fitted with a range of matching base, drawer and eye level units complemented with integrated appliances including a four ring gas hob with an illuminated chimney extractor above, oven and grill and dishwasher, in addition to a one and a half bowl stainless steel single sink drainer unit with mixer tap set in a wood effect work surface with tiled splashback. A continuation of the 'LVT' (Luxury Vinyl Tile) flooring in a herringbone design, PVC double glazed 'French' doors opening out onto the rear garden, inset lighting and a central heating radiator.



Bedroom One

13'0" x (3.98m x)

Fitted with twin double wardrobes providing hanging and shelving space, laminate flooring, PVC double glazed window to the rear elevation and a central heating radiator.

En-Suite Shower Room

6'9" x 5'0" (2.07m x 1.54m)

Tiled cubicle with a thermostatic shower, circular wash hand basin set on a vanity unit with cupboard storage below and a low level WC. Tiled flooring with contrasting tiled flooring, 'his & hers' mirrored cabinets, inset lighting, PVC frosted double glazed window to the rear elevation, extractor fan and a shavers point.

Bedroom Two

11'3" x 10'5" (3.45m x 3.19m)

Fitted with twin double wardrobes providing hanging and shelving space, PVC double glazed window to the front elevation and a central heating radiator.

Bathroom

6'8" x 6'8" (2.04m x 2.04m)

White three piece suite including a panelled bath with a chrome mixer shower head and tap, wash hand basin with a chrome mixer tap and a low level WC. Part tiled walls with contrasting tiled flooring, inset lighting, PVC frosted double glazed window to the front elevation, central heating radiator and an extractor fan.

Outside

The enclosed fenced and walled garden is predominantly laid with artificial grass, in addition to a flagged patio ideal for the hard standing of garden furniture, lighting and power. The front includes a tarmac driveway for one vehicle set adjacent to a lawned garden with borders set behind wrought iron railings complete with a flagged path to the front door. Gas meter, electricity meter and a wall light.

Tenure

Freehold.

Council Tax

Band 'E' - £2,772.62 (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 5GG

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.



Utility Room

6'7" x 4'1" (2.03m x 1.25m)

Stainless steel single sink drainer unit set into a work surface with cupboard storage and space for a washing machine, wall mounted 'Worcester Greenstar 32 CDi condensing combi boiler (installed around three years ago), double glazed door opening to the rear, inset lighting, central heating radiator and an extractor fan.

First Floor Landing

12'11" x 6'7" (3.94m x 2.02m)

Staircase to the second floor, ceiling coving, central heating radiator and cover.

Lounge

17'5" x 12'7" (5.32m x 3.84m)

Laminate flooring, ceiling coving, two central heating radiators and PVCX double glazed 'French' doors with matching adjacent panels leading out onto the:

Balcony

10'8" x 8'10" (3.27m x 2.71m)

Courtesy lighting, and a stone flagged terrace with railings.

Bedroom Three

11'6" x 10'2" (3.52m x 3.11m)

Fitted with twin double wardrobes providing hanging and shelving space, PVC double glazed window to the front elevation and a central heating radiator.

WC.

6'7" x 3'8" (2.02m x 1.14m)

Two piece suite including a pedestal wash hand basin and a low level WC. Inset lighting, PVC double glazed window to the front elevation and a central heating radiator.

Second Floor Landing

10'2" x 6'7" (3.12m x 2.03m)

Storage cupboard, central heating radiator and access to a part-boarded loft via a drop-down ladder.