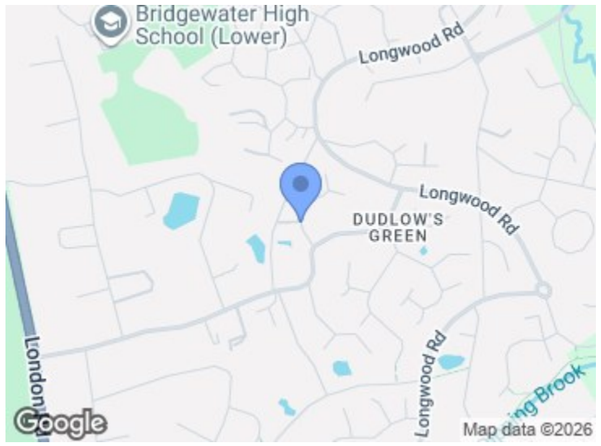


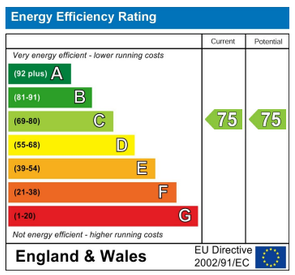
Total area: approx. 69.1 sq. metres (744.0 sq. feet)

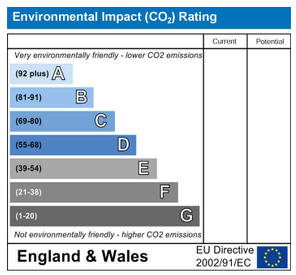
Location

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.

Home to 'Warrington Golf Club', 'Co-op', veterinary, GP and hairdressers 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.







COWDEL CLARKE

www.cowdelclarke.com

98 London Road, Stockton Heath WA4 6LE. Tel: 01925 600 200 Fax: 01925 600 205 email: property@cowdelclarke.com

Appleton



OVER 55's First Floor Apartment | Extended Lease I OVERLOOKING THE DUCK POND I TWO Bedrooms | Lounge with GARDEN VIEWS | Desirable APPLETON Location | NO ONWARD CHAIN. This well-positioned apartment offers comfortable and inviting accommodation within the popular Woodside Court development. Internally, the property comprises welcoming entrance, spacious lounge enjoying pleasant views over the duck pond & subsequent gardens, separate newly fitted kitchen with appliances, two well-proportioned bedrooms and a newly fitted shower room. Ideally suited to those looking to downsize and enjoy a more manageable lifestyle, whilst remaining within the highly sought-after Appleton area.

£255,000

Tel: 01925 600 200

98 London Road, Stockton Heath WA4 6LE. Fax: 01925 600 205 www.cowdelclarke.com email: property@cowdelclarke.com

Appleton
Dudlow Green Road







Accommodation
This recently refurbished first floor apartment has undergone renovation works and now provides stylish accommodation comprising new kitchen, new shower room, new carpets, new combi-boiler and complete redecoration throughout. Boasting views over the duck pond whilst enjoying a Southerly aspect main lounge.
Accommodation includes generous entrance hallway with mirrored storage cupboard, 20ft southerly aspect lounge with triple window overlooking the duck pond, a newly fitted high gloss kitchen with integrated appliances, stylish shower room, main bedroom with ample built in storage and second bedroom / study. Externally the property benefits from off the road parking, and enjoys views over beautifully maintained communal gardens.

Communal Entrance Porch
Intercom system, storage cupboard, meter cupboard and a communal front door with an adjacent panel leading to the:

Communal Entrance Hallway
Secure entrance with individual storage cupboards, secure door to the rear providing access to the communal gardens with a matching adjacent panel and a staircase to the upper floor apartments,

First Floor Apartment

Entrance Hallway
A bright and welcoming entrance hallway with bi-folding mirrored wardrobes providing hanging and shelving space & consumer unit. Central heating radiator, ceiling light. An adjacent boiler cupboard houses an Alpha Evoke 33NX combi boiler (2026) and provides additional storage and shelving space.

Lounge & Dining Area
20'4" (6.2m)
Overlooking the duck pond with PVC double-glazed windows, with wall lighting, wall mounted secure intercom system, central heating radiator and open plan to the:





Kitchen
This newly fitted kitchen pairs white high-gloss units with marble-effect worktops, and boasts integrated appliances including a 'Beko' fridge-freezer, 'Hotpoint' washing machine and slimline dishwasher, 'Hisense' induction hob, and a 'Hotpoint' oven and separate microwave & grill. PVC Window to the front elevation and spotlighting.

Bedroom One
This well-appointed bedroom provides southerly views over the duck pond, and features a comprehensive range of fully fitted furniture including twin wardrobes, drawer storage, and dressing area with an underlit mirrored panel.

Bedroom Two
Includes ceiling coving, central heating radiator, and a PVC double-glazed window facing the front elevation.

Shower Room
This stylishly tiled shower room is finished with slate-effect flooring and features a walk-in shower with a Chrome rainfall head & handheld attachment, wall mounted underlit mirrored unit, WC and wash basin integrated into a sleek storage unit. PVC frosted window to the front elevation, Chrome ladder style central heating radiator and ceiling light.

Outside
Externally, to the rear there are beautiful well maintained communal gardens, mainly laid to lawn with an initial brick built patio, featuring flowering beds, a lovely duckpond and well maintained pathways for residents, whilst to the front there is ample parking.

Tenure
Leasehold

Service Charge
Service Charge £2437.96

Council Tax
Tax Band 'D'

Local Authority
Warrington Borough Council

Services
No tests have been made of mains 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 5EH

Possession
Vacant Possession upon completion

Viewing
Strictly by prior appointment with Cowdel Clarke on 01925 600200 or property@cowdelclarke.com