



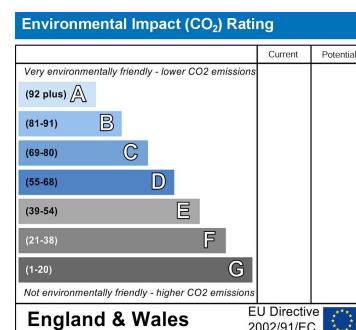
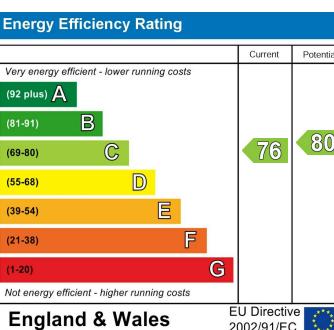
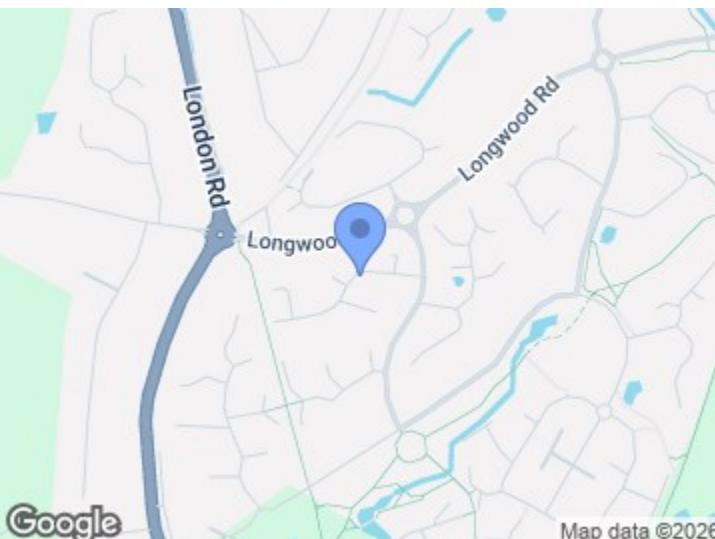
Total area: approx. 108.7 sq. metres (1170.4 sq. feet)

## 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.

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 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.



[www.cowdelclarke.com](http://www.cowdelclarke.com)

# Appleton



**BEAUTIFULLY APPOINTED** Detached Bungalow | **OUTSTANDING** High Gloss Dining Kitchen with NEFF Appliances & Breakfast Bar | **REPLACED** Bathroom & En-Suite | Two **SEPARATE** Receptions | Three **DOUBLE** Bedrooms | **DOUBLE GARAGE**. Set within a highly regarded location, this double fronted home comprises an entrance porch, hallway with storage, bay fronted lounge, dining room, dining kitchen, utility, inner vestibule, principal bedroom with en-suite, two further bedrooms and a bathroom. Gardens to front and rear, driveway parking and a double garage.

**£625,000**

**Tel: 01925 600 200**

# Appleton Foxhills Close



Built by Messrs 'Gordon Bennett' in the 1990s, this true bungalow has benefitted from a comprehensive programme of ongoing maintenance and renovations during our client's tenureship. Other than cosmetic and redecoration improvements, the elements worthy of note which have enhanced the saleability and value include a white high gloss kitchen complete with breakfast bar, 'Neff' appliances and 'Quartz' work surfaces, matching utility with integrated washing machine and 'Quartz', 'Invictus' 'LVT' flooring and carpets, replaced bathroom and en-suite, replacement internal doors and gutters.

Set within an executive location of detached properties, this double fronted bungalow enjoys beautifully appointed accommodation including an entrance porch, entrance hallway with fitted furniture providing a cloaks facility and storage, bay fronted lounge with a feature fireplace, separate dining room with views over the garden, high gloss white dining kitchen with breakfast bar, matching utility, inner vestibule, main bedroom and en-suite, two further bedrooms and a white three piece bathroom suite. Externally, there are mature gardens to front and rear, well stocked borders, generous driveway parking and a double garage.

## Accommodation

### Ground Floor

#### Entrance Porch

6'8" x 1'11" (2.05m x 0.60m)

Accessed through a wood grained PVC leaded double glazed front door with a matching adjacent panel. Cloaks and shelving storage, ceiling coving and a wood grained PVC double glazed door with matching adjacent panel leading to the:

#### Entrance Hall

10'4" x 6'8" (3.17m x 2.04m)

A welcoming entrance including a range of fitted units providing hanging, shelving and storage space, ceiling coving, three wall light points, access into a part-boarded loft via a pull-down ladder with lighting and the cold water tank, double central heating radiator and glazed double doors leading to the:

#### Lounge

16'4" x 15'11" (4.99m x 4.87m)

Living flame coal effect gas fire with marble inset, raised hearth and a carved wooden surround, PVC double glazed bay window to the front elevation, four light points, ceiling coving and two central heating radiators.

#### Dining Room

13'5" x 10'10" (4.10m x 3.31m)

Two wall light points, ceiling coving, PVC double glazed window overlooking the rear and a central heating radiator.

#### Dining Kitchen

12'0" x 11'10" (3.66m x 3.62m)

Fitted with a range of matching base, drawer and eye level units finished in a high gloss white with concealed lighting complemented by a breakfast bar which seats four. Furthermore, there are integrated appliances including a four ring induction hob with an illuminated extractor hood and splashback, 'slide & hide' 'Neff' oven and grill, microwave, fridge/freezer and dishwasher. One and a half bowl sunken sink unit with mixer tap set in a Quartz work surface and matching splashback, 'Invictus' 'LVT' (Luxury Vinyl Tile) flooring in a 'Herringbone' design, inset lighting, centre light point, ceiling coving, PVC double glazed windows to the rear and side elevations, complete with a central heating radiator.



### Bedroom Two

14'11" x 8'5" (4.57m x 2.58m)

Double and single wardrobe providing hanging and shelving space, ceiling coving, PVC double glazed window to the front elevation and a central heating radiator.

### Bedroom Three

11'6" x 9'0" (3.52m x 2.76m)

Range of fitted furniture providing two separate work stations with an abundance of drawer storage and shelving, inset lighting, ceiling coving, PVC double glazed window to the front elevation and a central heating radiator.

### Bathroom

7'2" x 5'6" (2.20m x 1.70m)

Replaced white suite including a panelled bath with a thermostatic shower above and screen, vanity wash hand basin with a chrome mixer tap and cupboard storage below and an illuminated mirror above complete with a low level WC. Matching wall mounted medicine cabinet, inset lighting, tiled walls with subtly contrasting tiled flooring, central heating radiator and an extractor fan.

### Outside

The walled and fenced rear garden is predominantly laid to lawn with a raised rockery, well stocked borders and a flagged patio area ideal for the hardstanding of garden furniture. In addition, there are wall light points, security lighting, cold water tap and power points. The side features a further patio area, wrought iron gate and lighting, whilst to the front, there is a tarmac driveway providing parking for several cars, lawned garden with well stocked borders and mature shrubbery all set behind a knee height hedgerow.



### Utility Room

5'6" x 5'5" (1.68m x 1.66m)

Fitted with matching eye and base level units again finished in a high gloss white complemented with a sunken sink unit, mixer tap set into a 'Quartz' work surface and matching splashback complete with an Integrated 'Bosch' washing machine and a cupboard housing the 'Worcester Greenstar' gas boiler. A continuation of the 'Invictus' 'LVT' flooring in a 'Herringbone' design, PVC double glazed stable door opening on to the garden combined with a PVC double glazed window to the front elevation, inset lighting, ceiling coving and a central heating radiator.

### Inner Vestibule

9'0" x 3'0" (2.75m x 0.92m)

Inset lighting and ceiling coving.

### Bedroom One

13'5" x 11'10" (4.11m x 3.62m)

Fitted with a range of furniture including two double wardrobes, matching bed side tables, corner display shelving and cupboards above bed recess, in addition, there is a five drawer chest and a matching dressing table. Ceiling coving, PVC double glazed window to the rear elevation and a central heating radiator.

### En-Suite Shower Room

5'8" x 5'7" (1.74m x 1.71m)

White three piece suite including a tiled cubicle featuring a thermostatic shower and both retractable and rain-shower heads, vanity wash hand basin with a chrome mixer tap, cupboard storage below and an illuminated mirror above all complete with a low level WC. Tiled flooring with subtly contrasting walls, inset lighting, wall mounted medicine cabinet, PVC frosted double glazed window to the rear elevation, central heating radiator and a shavers point.

### Double Garage

18'1" x 16'0" (5.53m x 4.90m)

Vehicular access via a remote control up 'n' over door, pedestrian courtesy door, windows to front and rear elevations, stainless steel single sink drainer unit, loft access, power and lighting.

### Tenure

Freehold.

### Council Tax

Band 'F' - £3,276.73 (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 5DH

### 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.