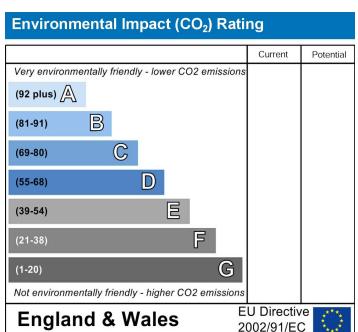
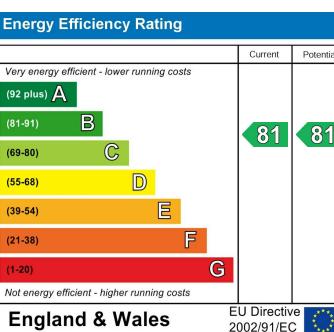
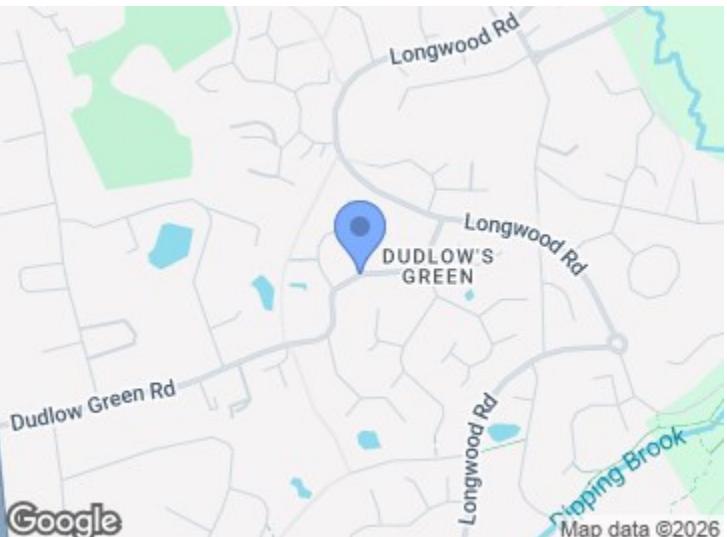




### Location

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.



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

# Appleton



Refurbished GROUND FLOOR Age Restricted (55) Apartment | Overlooking PICTURESQUE Gardens | 'AMTICO' Flooring & NEW Carpets | NEW Kitchen & NEW Fitted Bedroom | Bathroom Overhaul | REDECORATED Throughout | GARAGE. This beautifully appointed apartment enjoys well proportioned accommodation including an entrance hall with storage, lounge with dining area featuring 'French' doors on to the gardens, fitted kitchen with appliances, two bedrooms and a shower room. Communal gardens and a garage.

**£265,000**

**Tel: 01925 600 200**

# Appleton Dudlow Green Road



An increasingly rare opportunity to acquire a GROUND FLOOR apartment within this recognised development built by the highly regarded local builder, J R Ashall. In addition, our client has undertaken a comprehensive programme of improvements including but not limited to a new kitchen complete with integrated and freestanding appliances, 'Amtico' flooring and replacement carpets, remodelled main bedroom with fitted wardrobes, replacement fittings in the bathroom and full redecoration.

Approached from the communal hall with one other apartment, this beautifully appointed enjoys well proportioned accommodation including an entrance hall with excellent storage, lounge / dining area with PVC double glazed 'French' doors opening on to the gardens, recently fitted kitchen, main bedroom with fitted furniture, guest bedroom and a shower room. Externally, there is the meter cupboard, storage and the single garage with light and power.

## Accommodation

### Communal Entrance Porch

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

### Communal Entrance Hall

22'7" x 6'6" (6.89m x 2.00m)

Door to the rear communal gardens with a matching adjacent panel and a staircase to the upper floor apartments,

### Ground Floor Apartment

#### Entrance Hall

11'10" x 6'6" (3.61m x 2.00m)

Welcoming remodeled and decorated reception with 'Amtico' flooring, bench seating with storage below, full height storage cupboard with shelving space and the electric consumer unit and a further storage cupboard housing the water meter.

#### Lounge & Dining Area

20'4" x 12'0" (6.22m x 3.67m)

Again recently decorated and a continuation of the 'Amtico' flooring, this principal reception room enjoys views over the communal gardens via PVC double glazed 'French' doors, in addition to two wall light points, central heating radiator and an archway to the:



### Shower Room

8'10" x 7'5" (2.70m x 2.27m)

Again been the subject of improvements and now including a tiled cubicle with thermostatic shower with both rain-shower and retractable heads, wash hand basin set on a vanity unit with a chrome mixer tap, illuminated mirror above and drawer storage below complete with a low level WC. Continuation of the 'Amtico' flooring, chrome ladder heated towel rail, wall light point and a PVC frosted double glazed window to the front elevation.

### Outside

Externally to the rear there are beautiful well maintained communal gardens, mainly lawn with an initial brick built patio accessible from the lounge. Flowering beds, a lovely duckpond whilst to the front there is ample parking and access to the:

### Garage

18'5 x 8'11 (5.61m x 2.72m)

Up 'n' over door, power, lighting and eaves storage.

### Tenure

Leasehold with a term of 125 years dated 1st January 1985 with an annual ground rent of £10

### Service Charge

£530 per quarter payable to 'Premier Estates'.

### Council Tax

Band 'D' - £2,275.95 (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 5EH

### 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.