

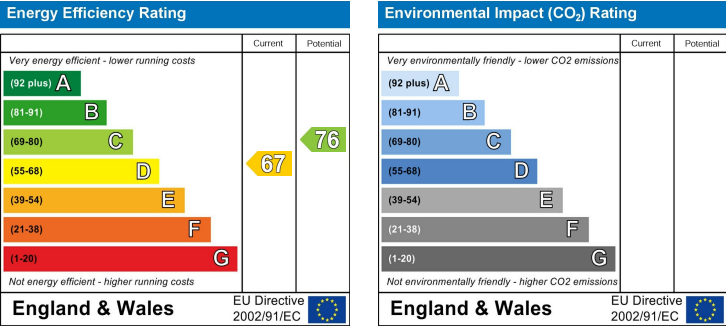
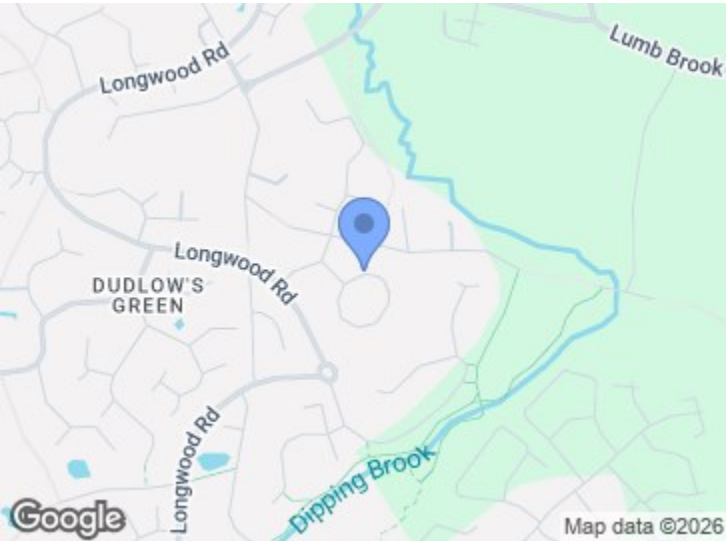


**Location**

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 area, making it a prime location for families.



# Appleton



EXTENDED FIVE BEDROOM DETACHED HOME I SOUGHT AFTER APPLETON LOCATION I EXCELLENT SCOPE FOR IMPROVEMENT I FOUR RECEPTION ROOMS. Offering excellent potential, this family detached home, comprises an entrance porch, vestibule, hallway, WC, cloaks, dual aspect lounge, separate dining room, study, open plan dining kitchen and sitting area, utility. The first floor includes five bedrooms, an en-suite and a family bathroom. Externally, there are large gardens, generous driveway parking and a double garage.



# Appleton Chartwell Gardens



Forming part of this select development of detached houses arranged around a circular crescent situated off Longwood Road. The aforementioned property, being set back enjoys extended accommodation offers excellent potential comprising an entrance porch, vestibule, WC, hall and cloaks, dual aspect lounge, separate dining room with 'French' doors, study, dinning kitchen with sitting area and utility. The first floor includes the landing, main bedroom extension, second bedroom with en-suite, three further bedrooms and a four piece family bathroom. Externally, the front features a large tarmacadam and block paved driveway providing off road parking for several cars which leads to a double garage whilst still having a low maintenance adjacent garden. The enclosed fenced rear garden is predominantly laid to lawn with three strategically positioned patios, timber sheds and lighting.

## Accommodation

### Ground Floor

#### Entrance Porch

10'5" x 3'0" (3.18m x 0.92m)

Suspended pillared porch with stone flagging, courtesy lighting and a frosted double glazed original style front door leading into the:

#### Entrance Vestibule

5'10" x 4'9" (1.80m x 1.45m)

Ceiling coving and a ceiling rose.

#### WC.

4'9" x 4'7" (1.45m x 1.42m)

Two piece suite including a low level WC and a vanity wash hand basin with cupboard storage below, splash back tiling and a mirror above. PVC frosted leaded double glazed window to the side elevation and a central heating radiator.

#### Entrance Hallway

11'7" x 7'5" (3.54m x 2.28m)

A good size reception with a turning staircase to upstairs, ceiling coving and ceiling rose, cloaks cupboard providing hanging and shelving storage, PVC leaded double glazed window overlooking the front elevation and a central heating radiator.

#### Lounge

17'11" x 11'6" (5.47m x 3.52m)

Dual aspect principal reception room featuring a coal effect electric fire with a tile inset, hearth and a carved surround, PVC double glazed 'French' doors opening onto the rear patio with matching adjacent panels complemented by a PVC leaded double glazed window overlooking the front, four wall light points, ceiling coving and two central heating radiators.

#### Dining Room

11'6" x 10'2" (3.53m x 3.12m)

Again PVC double glazed 'French' doors opening onto the rear patio, ceiling coving, ceiling rose and a central heating radiator.

#### Study

9'8" x 9'2" (2.95m x 2.80m)

Ceiling coving, spot lights, PVC leaded double glazed window to the side elevation and a double central heating radiator.

#### Dining Kitchen & Sitting Area

17'10" max x 14'8" max (5.45m max x 4.49m max)

Fitted with a range of base, drawer and eye level units finished in a high gloss complemented by a centre island providing breakfast bar seating, further deep drawer storage, wine cooler, four ring hob with a 'De Dietrich' downdraft extractor, pop-up sockets and a circular sink unit with a hot water tap and an 'Insinkerator' disposal. In addition, there are further appliances including an oven, grill and a 'Miele' dishwasher complete with a recess for an 'American' style fridge/freezer. One and a quarter bowl composite sink unit with a chrome mixer tap set in a work surface with matching splashback, tiled flooring and inset lighting. PVC leaded double glazed windows overlooking the front and side elevations, two contemporary style vertical central heating radiators, again PVC double glazed 'French' doors opening onto the rear patio and a floating shelf providing adequate space for television accessories.



#### Utility

6'1" x 5'6" (1.86m x 1.69m)

Matching base and eye level unit, in addition to a stainless steel sink drainer unit with mixer tap set in a work surface with matching splashback and spaces for both a washing machine and dryer. Wall mounted 'Baxi 800' gas boiler, inset lighting, tiled flooring, PVC leaded double glazed window to the side elevation and a PVC leaded double glazed door leading out to the rear garden.

#### First Floor Landing

15'3" x 11'1" (4.65m x 3.38m)

Light and airy landing with a PVC leaded double glazed window overlooking the front, central heating radiator, ceiling coving, ceiling rose and a storage cupboard providing heating and storage.

#### Bedroom One

18'8" x 14'2" (5.70m x 4.32m)

This extended room located above the garage enjoys great space, PVC double glazed windows to both side elevations, laminate flooring, ceiling coving and two central heating radiators.

#### Bathroom

12'5" x 9'6" (3.81m x 2.90m)

This extended room offers great versatility to create a further en-suite. The present format enjoys a four piece suite including a 'Jacuzzi' bath, oversized tiled cubicle with a thermostatic shower, wash hand basin with a mirrored cabinet above and a low level WC. Fully tiled walls and flooring in contrasting versions of grey and inset lighting. Chrome ladder heated towel rail, PVC frosted leaded double glazed window to the side elevation and an extractor fan.

#### Bedroom Two

14'9" x 10'2" (4.50m x 3.10m)

Range of fitted wardrobes to two walls providing hanging and shelving space, matching three drawer chest and further cupboard storage above bed recess. Ceiling coving, PVC leaded double glazed window to the rear elevation and a central heating radiator.

#### En-Suite Shower Room

7'10" x 7'4" (2.41m x 2.26m)

Three piece suite including an oversized walk-in cubicle with a thermostatic shower featuring both rain-shower and retractable heads, wash hand basin with chrome mixer tap and mirrored cabinet above complete with a low level WC. Fully tiled with contrasting walls and flooring, inset lighting, chrome ladder heated towel rail, PVC frosted leaded double glazed window to the front elevation and an extractor fan.

#### Bedroom Three

11'9" x 10'2" (3.59m x 3.12m)

Overlooking the rear elevation via a PVC leaded double glazed window, wooden flooring, ceiling rose and central heating radiator.

#### Bedroom Four

11'7" x 10'3" (3.54m x 3.13m)

Matching furniture including a double wardrobe with cupboards above providing hanging and shelving space, dressing table with two banks of three drawers and a bed side table. PVC leaded double glazed window to the rear elevation and a central heating radiator.

#### Bedroom Five

9'6" x 8'1" (2.91m x 2.47m)

PVC double glazed square bay window to the front and a central heating radiator.

#### Outside

This enclosed, fenced rear garden is very well proportioned whilst enjoying a degree of privacy. Being predominantly laid to lawn featuring maturing bushes, trees and well stocked borders. there are several strategically positioned stone flagged patios making sure that the sun's rays are taken advantage at various times of the day. Furthermore, there are timber sheds, lighting with a cold water tap and power points positioned on the side elevation adjacent to the gates. The front is approached via a tarmacadam driveway which in turn succumbs to a block paved area providing parking for several vehicles set adjacent to a gravelled garden with 'Well Like' raised borders, rockery and maturing greenery.

#### Double Garage

18'2" x 17'3" (5.54m x 5.27m )

Vehicular access via twin electric remote control up 'n' over doors with a partial central divider, PVC frosted leaded double glazed windows to the front and side elevations combined with a courtesy PVC frosted leaded double glazed door again to the side. Power and lighting, electric consumer unit and loft access.

#### Tenure

Freehold.

#### Council Tax

Band 'F' - £3,287.49 (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 5HZ

#### 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.