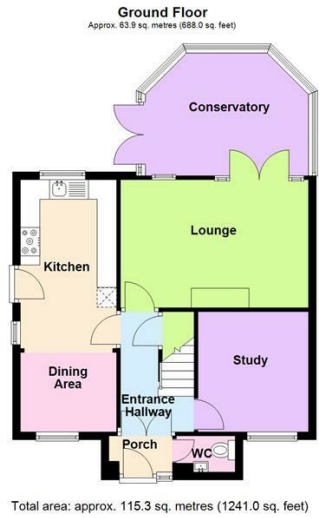
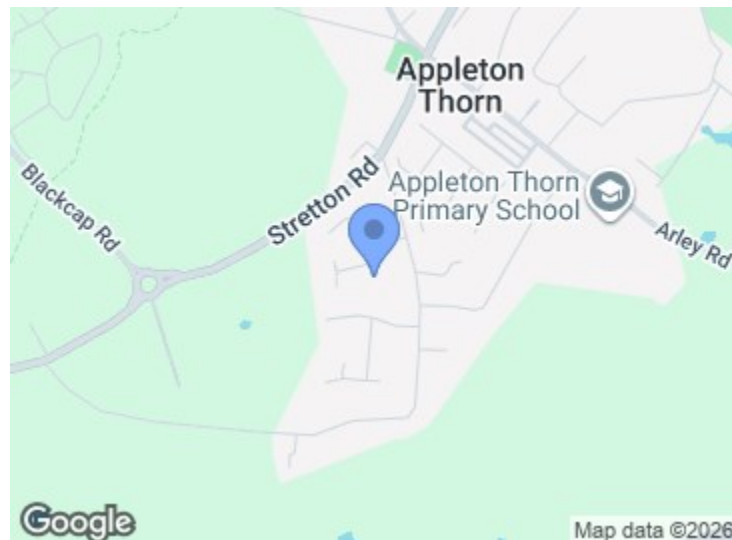



Appleton Thorn




Location

Appleton Thorn, Appleton and Arley are sought after rural districts to the south of Warrington, close to Stockton Heath village and Lymm. Appleton Thorn itself has a thriving village community. The village hall regularly hosts community events including beer festivals, BBQs and an annual village fete known as 'Bawning of the Thorn'. There is also a church and a most welcoming pub that hosts regular quiz and open-mic nights. The property is ideally located for walking in the 'Dingle' woodlands and for cycling in the Cheshire countryside. The M6 and M56 motorway networks provide easy access to local towns and cities and some of Warrington's most highly regarded schools are on the doorstep, including Grappenhall Heys Primary School (Ofsted Outstanding in all areas), Appleton Thorn Primary School, Bridgewater and Lymm High School making this a most attractive place to bring up children.



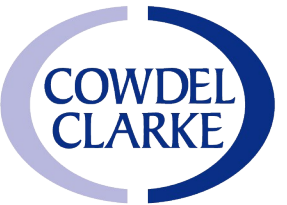
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	



REFURBISHED Modern Detached | Nearly NEW EN-SUITE & BATHROOM | REPLACED WINDOWS by 'Safestyle' | REPLACED BOILER | NEW CARPETS Occupying a popular location, this double fronted home comprises an entrance porch, hall, WC, lounge, conservatory, study, dining kitchen, four bedrooms, en-suite to the master and a family bathroom. Gardens, off road parking for three cars and a garage. Offered with no chain

Appleton Thorn Hatchery Close



Accommodation

Ground Floor

Entrance Porch

5'4" x 3'0" (1.64m x 0.93m)

Accessed through a recently replaced composite front door with frosted double glazed panels, 'Quarry' tiled flooring, cloaks hooks, ceiling coving and glazed double doors leading to the:

WC.

4'11" x 3'6" (1.51m x 1.09m)

Two piece suite including a pedestal wash hand basin and a low level WC.

Entrance Hall

10'5" x 6'0" (3.19m x 1.83m)

A continuation of the 'Quarry' tiled flooring, staircase to the first floor with a storage cupboard below, ceiling coving and a central heating radiator.

Lounge

15'10" x 10'9" (4.84m x 3.29m)

Located to the rear, this principal reception room features a living flame coal effect gas fire with marble inset, raised hearth and an ornate surround, ceiling fan, two central heating radiators and glazed double doors with matching adjacent panels leading to the:

Conservatory

13'9" x 10'5" (4.21m x 3.20m)

Tiled flooring, double glazed 'French' doors opening out into the garden, double glazed windows overlooking the garden, ceiling fan and a central heating radiator.

Study

10'1" x 9'4" (3.09m x 2.85m)

Ceiling coving, PVC double glazed window to the front elevation and a central heating radiator.

Dining Kitchen

21'5" x 8'1" (6.54m x 2.48m)

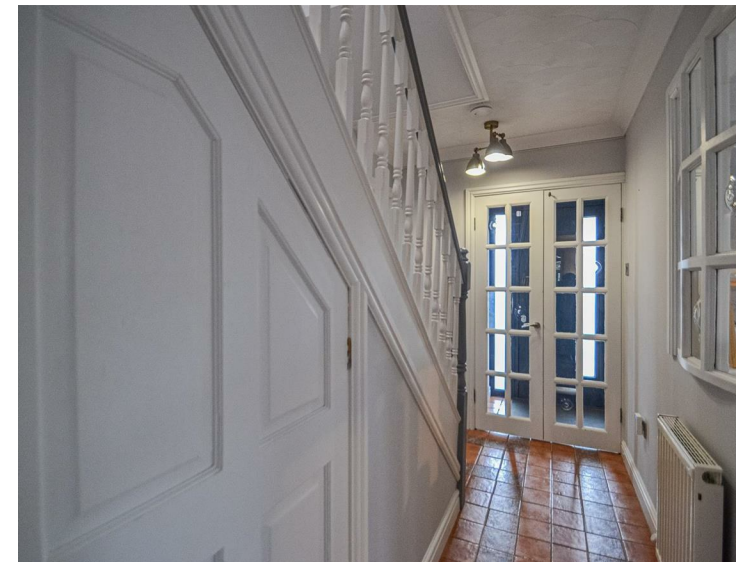
Fitted with a range of matching high gloss base, drawer and eye level units complemented by a five ring gas hob with extractor hood above, oven and grill and microwave, in addition, there is space for a freestanding dishwasher and washing machine. Stainless steel single sink drainer unit with mixer tap set in a wood effect work surface with tiled splashback. Recently installed 'Worcester' gas boiler, tiled flooring, spotlights, PVC frosted double glazed door to the side elevation combined with a PVC frosted double glazed window again to the side elevation, further PVC double glazed windows to the front and rear elevations and two central heating radiators.

First Floor

Landing

9'11" x 4'11" (3.03m x 1.52m)

Inset lighting, loft access and a storage cupboard.



Bedroom One

11'6" x 11'5" (3.53m x 3.49m)

Fitted with a row of wardrobes providing hanging and shelving space with twin mirrored panels, inset lighting, PVC double glazed window to the front elevation and a central heating radiator.

En-Suite Shower Room

10'6" x 8'7" max (3.22m x 2.62m max)

Nearly new suite including a tiled cubicle with thermostatic shower and both rain-shower and retractable heads, vanity wash hand basin with drawer storage below and mixer tap complete with a low level WC. Part tiled walls, tiled flooring, inset lighting, grey ladder heated towel rail, full height storage cupboard with mirrored panels, moisture extraction vent and a PVC frosted double glazed window to the front elevation.

Bedroom Two

11'10" x 9'8" (3.61m x 2.95m)

Range of fitted wardrobes providing hanging and shelving space with mirrored fronts, PVC double glazed window to the front elevation and a central heating radiator.

Bedroom Three

9'8" x 7'10" (2.95m x 2.39m)

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

Bedroom Four

9'6" x 6'5" (2.92m x 1.98m)

PVC double glazed window to the rear elevation and a central heating radiator.

Bathroom

9'10" x 6'3" (3.00m x 1.91m)

Again fitted with a nearly new suite including a panelled bathroom with shower above and screen, vanity wash hand basin with chrome mixer tap and drawer storage complete with a low level WC. Tiled flooring, part tiled walls, inset lighting, grey ladder heated towel rail, shavers point, moisture extraction vent and a PVC frosted double glazed window to the rear elevation.

Outside

The rear walled and fenced garden includes a lawned area, patio ideal for the hardstanding of garden furniture, cold water tap, lighting and a beautiful oak tree with a 'TPO'. The front has been landscaped to provide further driveway parking by means of block paving, in addition to a tarmacadam set to the side which leads to the garage. Furthermore, to the side, there is a covered porch with adjacent bin storage.

Garage

17'6" x 8'11" (5.35m x 2.72m)

Access via a remote control up 'n' over door, electric consumer unit, frost glazed window to the side elevation, light and power.

Tenure

Freehold.

Council Tax

Band 'E' - £2,741.72 (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 4TF

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.