

# Appleton Thorn



Total area: approx. 96.3 sq. metres (1036.9 sq. feet)



## 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 be.



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		76	80
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	



**EXTENDED & REMODELLED DETACHED Home | OPEN-PLAN Modern Dining Kitchen | LIMESTONE Feature Fireplace | Replacement EN-SUITE | DETACHED Garage.** Occupying a cul-de-sac setting, this improved modern detached home comprises an entrance porch, hall, WC, bay front lounge with feature fireplace, dining room, conservatory, master bedroom with fitted wardrobes and en-suite, two further bedrooms and a main bathroom. Garage, driveway parking and gardens.

# Appleton Thorn Spinney Gardens



Located in the beautiful, historic village of Appleton Thorn and across the road from the village pub, this detached property occupies a head of the cul-de-sac position.

This modern detached residence has been remodelled and extended since new including but not limited to a modern kitchen resulting in a better use of space, feature fireplace as the new focal point for the lounge, replacement windows and a fully tiled en-suite shower room

The accommodation now includes an entrance porch with 'Quarry' tiling, entrance hall with the staircase to upstairs, WC, bay fronted lounge with feature fireplace, dining room, conservatory and a well proportioned dining kitchen complete with integrated appliances. The first floor includes the master bedroom with fitted wardrobes and a refitted en-suite shower room, two further bedrooms and the main bathroom. Low maintenance gardens, driveway parking and a garage.

## Accommodation

### Entrance Porch

8'7" x 2'3" (2.63m x 0.69m)

Timber panelled covered reception with 'Quarry' tiling, wall lighting and a stained glass, frosted leaded glazed front door leading to the:

### WC.

7'3" x 3'3" (2.21m x 1.00m)

Two piece suite comprising a low level WC. and a pedestal wash hand basin with splash back tiling. Continuation of the wood effect engineered flooring, chrome ladder heated towel rail, ceiling coving, PVC frosted double glazed window to the front elevation and an electric consumer unit.

### Lounge

15'8" x 10'5" (4.80m x 3.18m)

Featuring a living flame coal effect gas fire with a marble inset, raised hearth and matching surround, PVC double glazed feature bay window to the front elevation with inset lighting, three wall light points, ceiling coving, central heating radiator and an arch to the:

### Entrance Hallway

7'3" x 6'0" (2.22m x 1.85m)

Wood effect engineered flooring, staircase to the first floor, ceiling coving and a central heating radiator.

### Dining Room

10'5" x 8'8" (3.20m x 2.65m)

Inset lighting, ceiling coving, central heating radiator and a double glazed patio doors leading to the:

### Conservatory

10'7" x 8'9" (3.23m x 2.69m )

Tiled flooring, wood grained PVC double glazed windows to the rear elevation and both side elevations, PVC double glazed 'French' doors opening out on to the garden and a ceiling fan.



## Dining Kitchen

14'10" x 9'7" (4.54m x 2.94m)

This reconfigured room enjoys a range of base, drawer and eye level units with concealed lighting complemented with twin display units set adjacent to display shelving and a wine rack. Furthermore, there are integrated appliances including a four ring gas hob with an illuminated extractor above, oven & grill, slimline dishwasher, refrigerator, freezer, washing machine and a 'Potterton Supreme' wall mounted gas boiler housed in a matching unit. One and a half bowl composite sink unit with mixer tap set in a heat resistant roll edge work surface with tiled splash back, inset lighting, tiled flooring, PVC double glazed door to the side elevation and a PVC double glazed window to the rear elevation.

## First Floor

### Landing

6'5" x 4'3" (1.98m x 1.32m)

Loft access and ceiling coving.

### Bedroom One

13'10" x 11'3" (4.24m x 3.43m)

Fitted double wardrobe with mirrored sliding doors providing hanging and shelving space, in addition to matching bed side tables and a chest of drawers. PVC double glazed square bay window to the front elevation, ceiling coving and a central heating radiator.

## En-Suite Shower Room

9'1" x 7'1" (2.77m x 2.17m)

Fully tiled white suite including a panelled enclosure with a thermostatic shower, wash hand basin with a chrome mixer tap, illuminated mirrored cabinet above and a low level WC. Chrome ladder heated towel rail, airing cupboard housing the hot water tank, shavers point, ceiling coving and a PVC frosted double glazed window to the front elevation.

## Bedroom Two

11'2" x 10'8" (3.41m x 3.26m)

Fitted with twin double wardrobes providing hanging and shelving space, ceiling coving, PVC double glazed window overlooking the rear and a central heating radiator.

## Bedroom Three

9'9" x 6'7" (2.99m x 2.02m)

Ceiling coving, PVC double glazed window overlooking the rear and a central heating radiator.

## Bathroom

8'1" x 6'2" (2.48m x 1.89m)

White three piece suite including a panelled bath with a thermostatic shower above and screen, pedestal wash hand basin with a chrome mixer tap and a low level WC. Chrome ladder heated towel rail, tiled flooring, wall mounted mirrored cabinet, shavers point, ceiling coving, PVC frosted double glazed window to the side elevation and an extractor fan.

## Outside

The enclosed fenced rear garden is generally steered to low maintenance with decorative gravelling, patio garden areas ideal for the hardstanding of garden furniture and well stocked borders featuring maturing plants and shrubs. The side includes a tarmac driveway leading to the garage, meter cupboards and a gate to the rear garden whilst the front has an open plan garden with borders.

## Garage

17'3" x 8'11" (5.27m x 2.72m)

Vehicular access via an up 'n' over door, eaves storage, electrical consumer unit and a PVC double glazed window to the side.

## Tenure

Freehold.

## Council Tax

Band 'E' - £2,781.72 (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 4TJ

## 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.

