

# Appleton



## Location

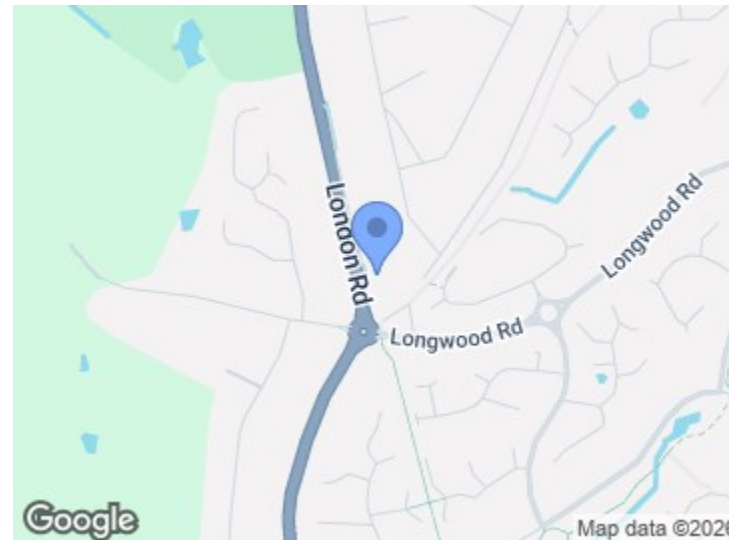
Appleton is a leafy suburb neighbouring Stockton Heath which offers a range of associated amenities including retail outlets, restaurants, bars and borders onto Walton Hall Gardens. For more comprehensive shopping needs the larger commercial town of Warrington is also readily accessible together with 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.



Total area: approx. 147.9 sq. metres



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	60	81

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		

THREE RECEPTION ROOMS | CIRCA 30ft EXTENSION | VELUX'S & BI-FOLDS WITH LARGE PATIO | UNDERFLOOR HEATING THROUGHOUT | UTILITY & W.C | IDEAL LOCATION | OFF ROAD PARKING & GARDENS This recently extended and re-developed three bedroom semi-detached home offers a stylish finish throughout with particular attention to the bespoke fitted kitchen and super family / dining / kitchen / entertaining space. Two further reception rooms to the ground floor and three bedrooms and modern bath & shower room to the first floor. Low maintenance & private gardens to the rear elevation with generous patio area ideal for entertaining or al-fresco dining.

£565,000

# Appleton London Road



## Accommodation

### Entrance Hallway

18'8" x 6'10" (5.7m x 2.1m)

Composite frosted and panelled front door leads to tiled entrance hallway with underfloor heating, ceiling light and under stairs storage.

### Lounge

16'8" x 12'1" (5.1m x 3.7m)

Oak door with glass panel leads to a generous lounge with circular bay window, feature fireplace, underfloor heating and ceiling light.

### Dining / Entertaining / Family Room

28'10" x 18'8" (8.8m x 5.7m)

Beautifully appointed light and airy living space with triple Velux windows meeting a vaulted ceiling and 5 piece bi-fold doors with integrated blinds. This bespoke kitchen features custom granite worksurfaces including Island with recessed counter, sunken one and a half bowl stainless steel sink and Chrome 'Franke' flexi-tap with integrated dishwasher. Featuring a bespoke wall run of matching eye and base level units complimented with matching granite worktop, induction hob with extractor above, side by side twin ovens, 50/50 Fridge freezer, further storage all complimented with a tiled splashback. Ample space for large dining table and further media wall with a range of shelving and storage. Spotlighting, underfloor heating and access to:

### Utility Room

8'6" x 5'10" (2.6m x 1.8m)

Continued tiled flooring, underfloor heating, PVC door to the side elevation with glass panel, base level units with stainless steel sink and chrome mixer tap, wood effect worksurface, space for washer / dryer, boiler cupboard housing Worcester 'Greenstar' Combi-boiler.

### Ground Floor W.C

5'10" x 3'3" (1.78m x 1)

Continued flooring, low level W.C, wall shelving, extractor fan and spotlighting.

### Snug

12'1" x 10'0" (3.7m x 3.06)

Amtico flooring, PVC Window to the front elevation, vaulted ceiling, underfloor heating and ceiling light.

### First Floor

#### Landing

7'6" x 6'10" (2.3m x 2.1m)

PVC Window to the side elevation, loft access, underfloor heating and ceiling light.



### Bedroom One

13'10" x 11'5" (4.24m x 3.5m)

Bespoke fitted wardrobes providing hanging and shelving space, ceiling light, PVC window to the rear elevation and underfloor heating.

### Bedroom Two

13'10" x 11'5" (4.24m x 3.5m)

Feature PVC bay window to the front elevation, ceiling light & underfloor heating.

### Bedroom Three

7'10" x 6'10" (2.4m x 2.1m)

PVC Window to the front elevation, wall mounted heater, ceiling light.

### Bath / Shower Room

10'2" x 6'10" (3.1m x 2.1m)

Modern four piece suite comprising walk in curbless shower with Chrome 'rainfall' style shower head and handheld attachment with wall mounted controls and convenient recessed shelf, 'floating' porcelain sink with Chrome mixer tap and drawers below, bath with Chrome mixer tap, low level W.C, Chrome wall mounted ladder style radiator, PVC frosted window to the rear elevation, spotlighting and extractor fan.

## Outside

The front elevation features a rendered wall with double sliding gates opening onto a low maintenance slate driveway, providing off road parking. Storm porch with tiled flagged walkway. External courtesy lighting and side access to the rear garden.

The rear elevation enjoys a large patio area with custom barbecue. Large grey tiles and low level rendered wall separate the patio from the lower section; with AstroTurf in the main, modern fencing and further separate seating area ideal for a firepit or entertaining. Fantastic entertaining space during the summer months, and a light welcoming space all season round.

## Garden Room

Garden room with light, power and further storage area (Hot Tub negotiable).

## Tenure

Leasehold, dated 8th May 1959 with a 'Term of 999 Years' (less 10 days) from 6th July 1937 and a Ground Rent of £8.50 per annum.

## Council Tax

Tax Band 'D':

## 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 5DP

## 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.