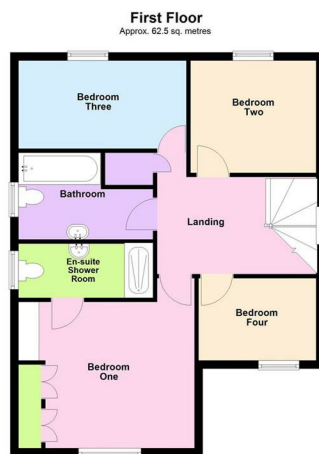


Appleton

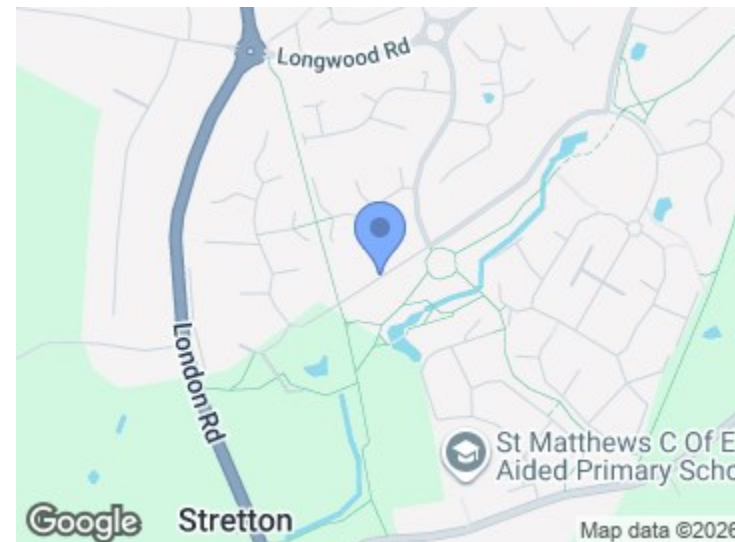


Location

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 Cemetery, 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.



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		75	79
		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	

Overlooking 'PEWTERSPEAR GREEN' | HUGELY POPULAR Location | Set Back Behind WROUGHT IRON GATES | Beautifully MANICURED Gardens & Borders with EXTENDED GARAGE. Beautifully cared for, this detached home affords tastefully presented accommodation comprising an entrance porch, hallway, WC, bay fronted lounge, dining room and kitchen. Upstairs, there are four bedrooms, en-suite and a family bathroom. Gardens, driveway and garage.

£575,000

Appleton

Pewterspear Green Road



Overlooking what is known locally as 'Pewterspear Green', a managed open green space, community sports facility and protected woodland area maintained by the 'Pewterspear Green Trust'

Occupying a prime plot, set back from the road behind wrought iron gates, this detached house commands a most enviable position and attractive frontage featuring a large tarmac driveway flanked by lawned gardens and manicured borders combined with replacement windows.

An excellent opportunity to acquire a family home with scope to inject ones own personality on comprising an entrance porch with 'Quarry' tiling and courtesy lighting, welcoming entrance hall featuring a turning staircase with an arched window, cloakroom & WC. lounge with bay overlooking the garden, dining room with patio doors opening onto the garden, kitchen with integrated appliances and side door whilst to the first floor, there is a light and airy landing, main bedroom with fitted furniture and en-suite, three further bedrooms and bathroom. Beautifully manicured gardens and oversized garage with remote control access.

Accommodation

Ground Floor

Entrance Porch

5'6" x 4'4" (1.68m x 1.33m)

A characterful entrance with 'Quarry' tiled flooring, timber panelled ceiling, courtesy light and a stained glass PVC double glazed door leading to the:

Entrance Hallway

10'4" x 5'6" (9'1") (3.16m x 1.70m (2.79m))

A welcoming impression to this charming home with a turning staircase to the first floor, ceiling coving and a central heating radiator.

WC.

6'7" x 3'0" (2.01m x 0.92m)

Two piece suite including a pedestal wash hand basin and low level WC. Tiled walls to dado height, PVC frosted double glazed window to the side elevation, electric consumer unit and a central heating radiator.

Lounge

19'0" x 11'7" (5.81m x 3.54m)

This principal reception room includes a living flame coal effect gas fire with marble inset, matching raised hearth and carved wooden surround, two wall light points, PVC double glazed square bay window overlooking the front, ceiling coving, two double central heating radiators and double doors leading to the:

Dining Room

11'0" x 8'9" (3.37m x 2.68m)

PVC double glazed 'French' doors opening onto the garden, ceiling coving, double central heating radiator and a door to the:

Kitchen

12'2" max x 11'11" (3.71m max x 3.64m)

Range of matching base, drawer and eye level units complete with corner display shelving finished in striking white complemented with integrated appliances including a four ring gas hob with oven & grill below and extractor hood above, dishwasher, refrigerator and freezer. One and a half bowl 'Composite' sink unit with mixer tap set in a heat resistant work surface with tiled splashback, space for a washing machine, wall mounted 'Worcester' gas boiler, tiled flooring, PVC double glazed window overlooking the garden, PVC frosted double glazed door leading out to the side and a double central heating radiator.

First Floor



Landing

13'2" x 8'7" max (4.03m x 2.63m max)

Access to the part-boarded illuminated loft, arched PVC double glazed window to the side elevation and an airing cupboard housing shelving storage and the hot water tank.

Bedroom One

11'8" x 11'7" max (3.58m x 3.54m max)

Range of fitted furniture including twin double wardrobes providing hanging and shelving space with two mirrored panels set adjacent to a chest of drawers complete with matching bed side tables, PVC double glazed window overlooking the front, central heating radiator and a door leading to the:

En-Suite Shower Room

7'10" x 3'0" (2.39m x 0.93m)

Three piece suite including a tiled cubicle with a thermostatic shower, pedestal wash hand basin and a low level WC. Tiled walls to dado height, PVC frosted double glazed window to the side elevation, shavers point, extractor fan and a central heating radiator.

Bedroom Two

9'10" x 9'5" (3.02m x 2.89m)

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

Bedroom Three

11'2" x 6'10" (3.42m x 2.10m)

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

Bedroom Four

9'4" x 6'10" (2.87m x 2.10m)

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

Bathroom

7'10" x 6'6" (2.41m x 2.00m)

White suite including a panelled bath with a 'Victoriana' mixer shower head, pedestal wash hand basin and a low level WC. tiled walls to dado height, PVC frosted double glazed window to the side, shavers point, central heating radiator, shavers point and an extractor fan.

Outside

The fenced rear garden is primarily laid to lawn complemented by well stocked borders, flagged patio area ideal for the hardstanding of garden furniture combined with further space located behind the garage. The impressive frontage features a gated entrance which in turn leads to a most generous tarmac driveway flanked by lawned gardens and borders suitable for at least five cars. The side includes a continuation of the driveway and meter cupboards.

Garage

26'8" x 8'10" (8.13m x 2.71m)

Vehicular access via a remote control up 'n' over door with light and power, frosted glazed courtesy door to the garden and a frosted glazed window to the rear

Tenure

Freehold.

Council Tax

Band 'E' - £2,972.79 (2026/2027)

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 5FD

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.

