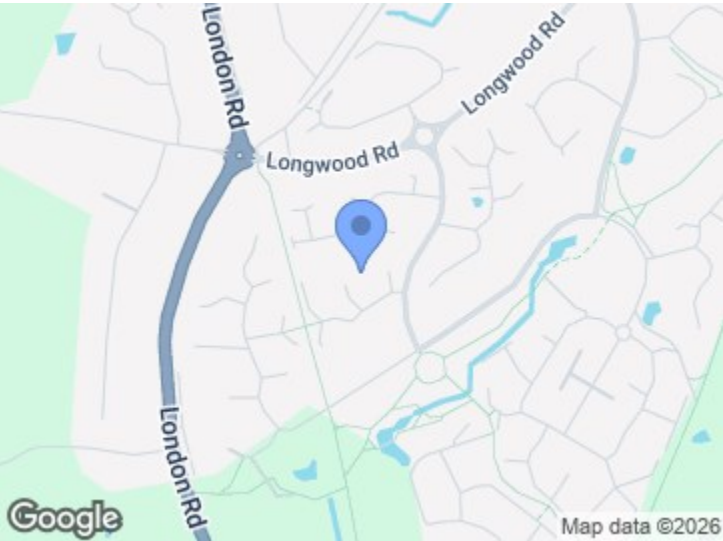
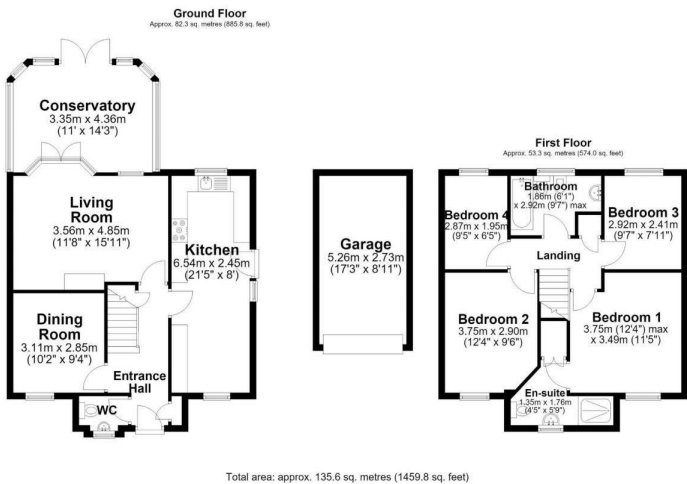


Appleton

Location



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	



BEAUTIFULLY PRESENTED FAMILY HOME | CUL-DE-SAC LOCATION | OFF-ROAD PARKING & GARAGE | SUPER REAR GARDEN WITH SPLIT DECKING AREA This well presented detached home features versatile family accommodation over two floors. Gardens to front and rear elevations with ample off road parking.

Appleton Kingsbury Close



Accommodation

Entrance Hallway

Lounge

15'10" x 11'8" (4.85m x 3.56m)

Dining Room

10'2" x 9'4" (3.11m x 2.85m)

Dining Kitchen

21'5" x 8'0" (6.54m x 2.45m)

Garden Room

14'3" x 10'11" (4.36m x 3.35m)

First Floor

Landing

Bedroom One

12'3" x 11'5" (3.75m x 3.49m)

En-Suite

5'9" x 4'5" (1.76m x 1.35m)

Bedroom Two

12'3" x 9'6" (3.75m x 2.9m)

Bedroom Three

9'6" x 7'10" (2.92m x 2.41m)

Bedroom Four

9'4" x 6'4" (2.87m x 1.95m)

Family Bathroom

9'6" x 6'1" (2.92m x 1.86m)

Outside

Garage

Tenure

Advised Freehold

Council Tax

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 5FF

Possession

Vacant possession upon completion

Viewing

Strictly by prior appointment with Cowdel Clarke Estate Agents on 01925 600200 or property@cowdelclarke.com

