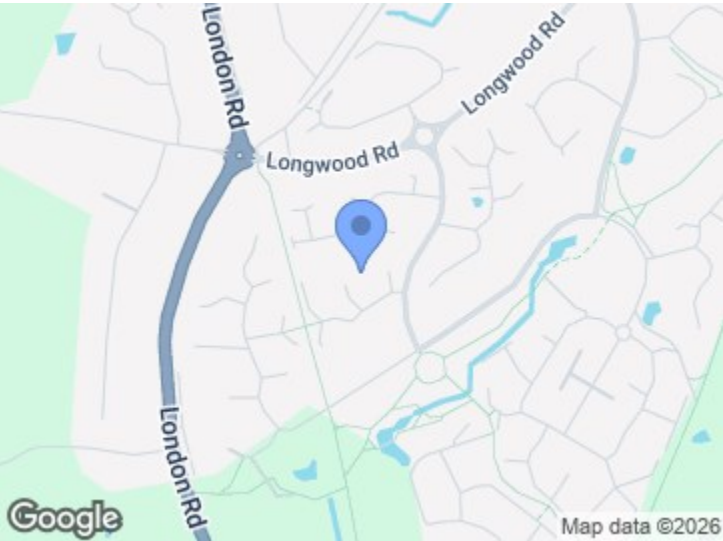
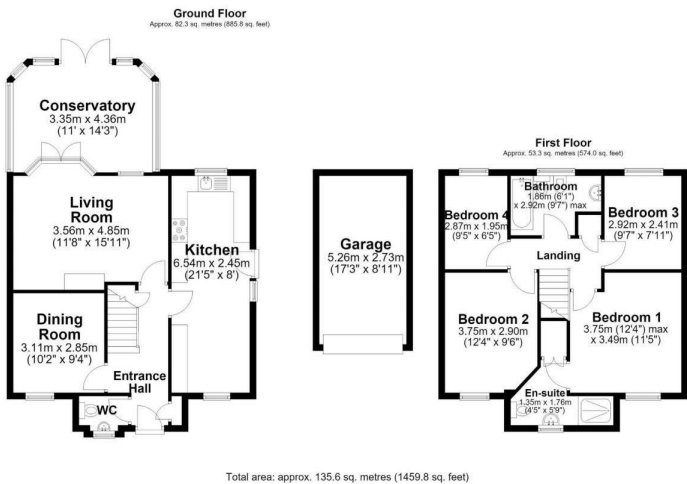


Appleton

Location



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.

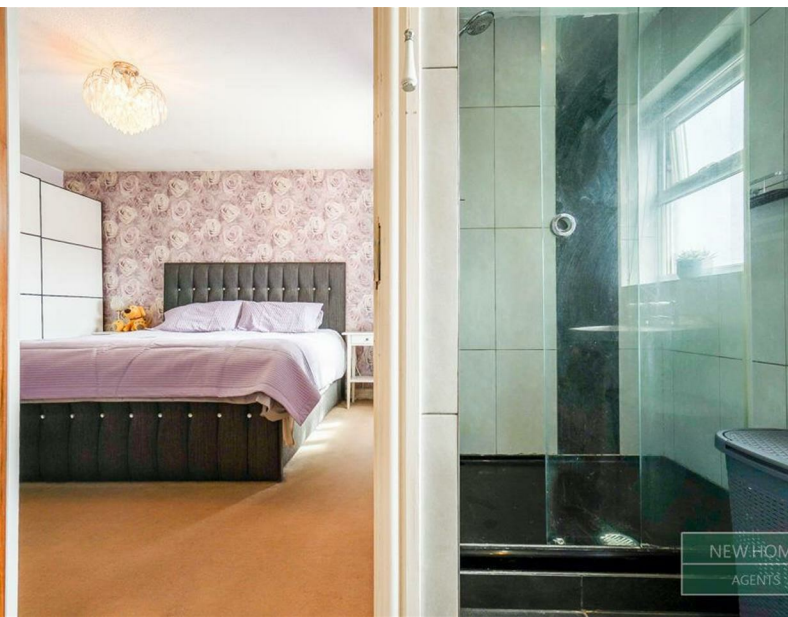


www.cowdelclarke.com

Offers In Excess Of £500,000

Tel: 01925 600 200

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

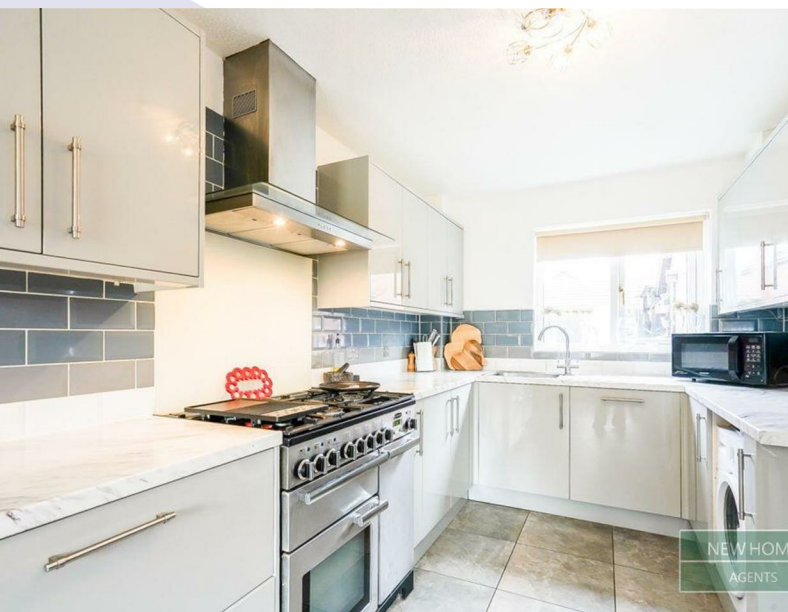
Tenure

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