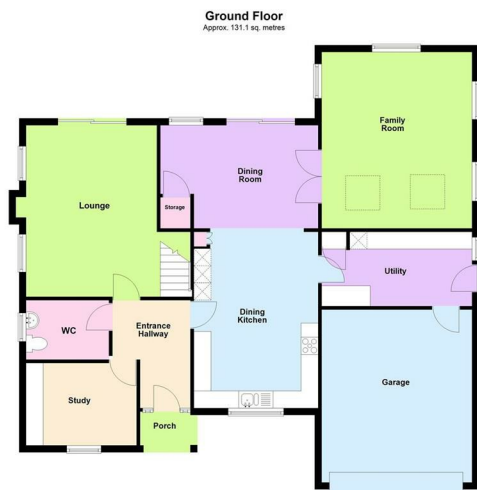


# Appleton



Total area: approx. 221.0 sq. metres

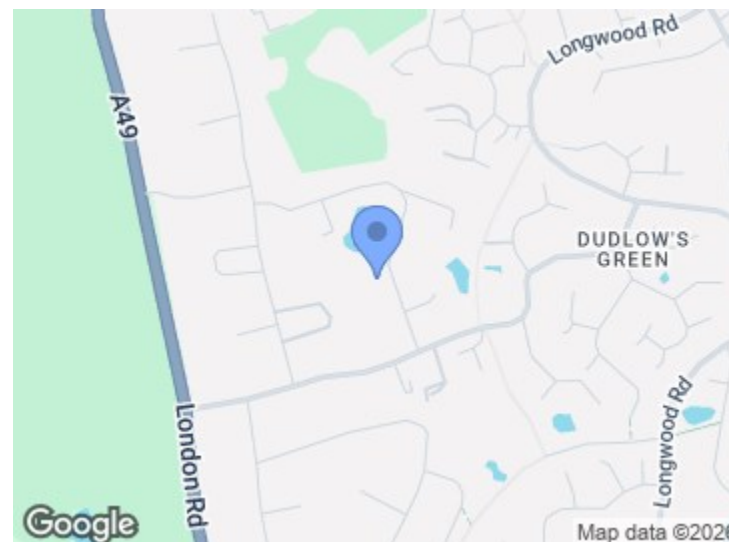


## Location

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.



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



REFURBISHED & EXTENDED 'ASHALL' built home at 'APPLETON PARK' | Beautiful OPEN-PLAN Breakfast Kitchen, Dining Room & Matching Utility | FOUR Reception Rooms | Four Bedrooms | En-Suite & LARGE FOUR-PIECE Bathroom | 'KARNDEAN' Flooring & Oak Doors | GLORIOUS South-Westerly Gardens. This impressive home will not disappoint ! Comprising a pillared porch, hallway, cloakroom & Wc, lounge, family room, study, dining room, breakfast kitchen, utility whilst to the first floor there are four bedrooms, en-suite and a family bathroom. Landscaped gardens, generous driveway and garage.

£695,000

# Appleton Pineways



Situated on the ever popular 'Appleton Park', this 'Ashall' built enjoys a substantial plot being set back from the road with excellent driveway parking combined with a substantial south westerly facing rear garden.

Conveniently located for the local shops on Dudlow Green Road, this small parade includes a convenience store, local doctors' surgery & pharmacy, dental practice, veterinary, hair salon and community centre.

Probably one of the best examples of a much improved and extended home currently available in the immediate area. Having been the subject of a comprehensive programme of improvements over the years including but not limited to a rear lounge extension with vaulted ceiling, 'Velux' windows and 'Karndeans' flooring, refurbished open-plan dining kitchen complete with 'Quartz', integrated appliances, 'Quooker' tap and breakfast bar, family room and dining room patio doors opening into the garden, utility again in 'Quartz' with matching units to the kitchen, fitted study, new internal doors, extended en-suite and family bathroom, landscaped gardens and replaced block paved drive.

Occupying a proud setting, this beautifully appointed home affords accommodation presented over two storeys including a pillared entrance porch, entrance hallway with a continuation of the slate effect tiled flooring, cloakroom & WC, stunning lounge with views of the garden, dining room, open-plan 'Shaker' style breakfast kitchen seamlessly transitioning to the utility which in turn provides internal access to the garage complete with a further reception room now known as the family room. The first floor includes a generous landing with oak and glass balustrade, main bedroom with fitted furniture and en-suite, second bedroom again with fitted wardrobes, third and fourth bedrooms again with storage complete with a fantastic four piece bathroom suite. Externally, there are glorious south westerly facing landscaped gardens, driveway parking and garage.

## Accommodation

### Ground Floor

#### Entrance Porch

6'0" x 5'0" (1.84m x 1.53m)

Open brick pillar porch with a timber panelled ceiling, courtesy lighting, slate effect tiled flooring and a timber front door with adjacent double glazed panels leading to the:

#### Entrance Hallway

9'6" max x 9'5" max (2.92m max x 2.88m max)

Transitioning from the porch with a continuation of the slate effect tiled flooring, ceiling coving, staircase to the first floor and a contemporary style central heating radiator.

#### WC.

6'4" x 5'8" (1.95m x 1.73m)

Modern two piece suite including a circular wash hand basin with chrome mixer tap and towel bar complete with a low level WC. Part tiled walls to dado height with matching tiled flooring, chrome ladder heated towel rail, spot lights, ceiling coving and a PVC frosted double glazed window to the side elevation.

#### Family Room

17'10" x 12'11" (5.44m x 3.94m)

Light and airy room accessed through a glazed oak door with a hole in the wall fireplace featuring a living flame, log effect gas fire with a contemporary, metallic surround. PVC double glazed patio doors opening on to the garden, two wall light points, picture light point, ceiling coving, two PVC double glazed windows to the side elevation and two central heating radiators.

#### Study

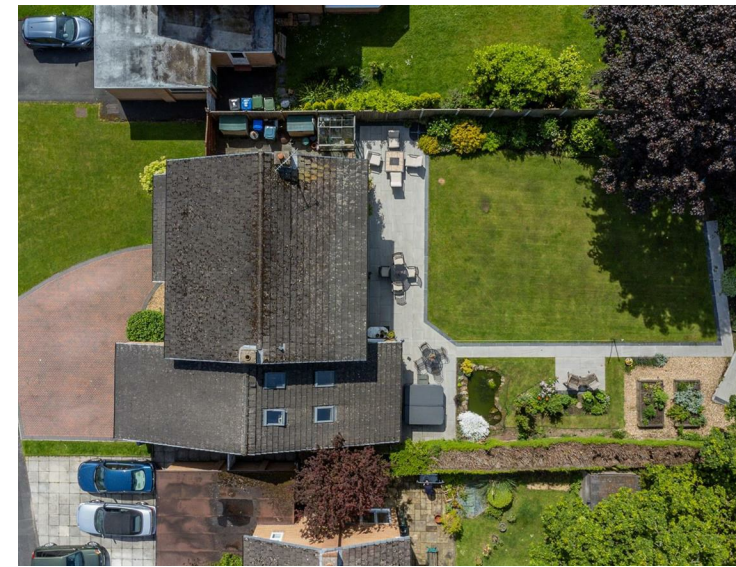
9'10" x 7'10" (3.02m x 2.40m)

Again accessed through a glazed oak door benefitting from an integrated desk unit providing space for two work stations combined with a range of eye level cupboards with frosted glazed doors and spotlights.

#### Lounge

19'4" x 14'4" (5.91m x 4.38m)

A superb addition to the property featuring a vaulted ceiling with exposed beams and double glazed 'Velux' windows. This particular generous room includes a wall mounted living flame gas fire with a contemporary surround, 'Karndeans' flooring presented in a 'Herringbone' design, inset lighting, PVC double glazed windows to both the side and rear elevations, two central heating radiators, and twin glazed oak doors opening into the:



### Landing

19'0" x 16'7" max (5.81m x 5.07m max)

Fitted with an oak and glazed balustrade, inset lighting, ceiling coving, PVC double glazed window overlooking the rear garden and a central heating radiator.

### Bedroom One

15'10" x 10'4" (4.83m x 3.17m)

Overlooking the rear garden via a PVC double glazed window, this bright and airy room includes a range of fitted wardrobes providing hanging and shelving space with sliding doors and two mirrored panels, central heating radiator and a door leading to the:

### En-Suite Shower Room

6'8" x 6'3" (2.05m x 1.91m)

Contemporary suite including a tiled cubicle with a thermostatic shower with both retractable and rain-shower heads, vanity wash hand basin with a chrome mixer tap, drawer storage below and an illuminated mirror above complete a low level WC. White brick tiled walls contrasted with a period style floor tile, chrome heated towel rail, double glazed 'Velux' window, corner mirrored cabinet and a shavers point

### Bedroom Two

15'3" x 9'11" (4.65m x 3.03m)

Range of fitted wardrobes providing hanging and shelving space with sliding doors and twin mirrored panels, PVC double glazed window overlooking the rear garden and a central heating radiator.

### Bedroom Three

11'8" x 9'11" (3.58m x 3.03m)

Double wardrobe providing hanging and shelving with further cupboard storage above, spotlights, PVC double glazed window overlooking the front and a central heating radiator.

### Bedroom Four

13'8" x 7'11" (4.19m x 2.42m)

Fitted cupboard providing shelving space with a further cupboard above providing further storage. PVC double glazed window overlooking the front and spotlights.

### Bathroom

14'4" x 11'10" (4.39m x 3.63m)

A very well proportioned family suite comprising a panelled bath with a chrome mixer shower head, over-sized tiled cubicle with thermostatic shower, both retractable and rain-shower heads, vanity wash hand basin with chrome mixer tap, splash-back tiling, drawer storage below and mirrored cabinet above complete with a low level WC. 'Karndeans' flooring with contrasting slate effect tiled walls, chrome ladder heated towel rail, further chrome ladder heated rail, double glazed 'Velux' window, PVC double glazed circular window to the side elevation, storage cupboard with louvred doors and an extractor fan

### Outside

One of the many striking features of this property has to be the aspect, size and condition of the rear garden which is predominantly laid to lawn complemented by a flagged patio which is ideal for the hardstanding of garden furniture, comprehensively stocked borders, ornate pond, lighting, power points, timber shed and versatile summer house. The side includes a continuation of the patio with a greenhouse and further lighting. The front comprises a generous block paved driveway providing driveway parking for several cars which leads to the garage set adjacent to an open plan garden laid to lawn.

### Tenure

Freehold.

### Council Tax

Band 'F' - £3,523.79 (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 5EJ

### 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.

### Summer House

9'10" x 7'10" (3.02m x 2.39m)

Timber framed with 'French' doors with matching adjacent panels, light and power



### Dining Room

13'8" x 9'10" (4.18m x 3.01m)

Beautifully transitioning with a continuation of the 'Karndeans' flooring presented in a 'Herringbone' design, in addition to PVC double glazed patio doors opening into the garden combined with a matching adjacent window, wall light point, understairs cupboard providing useful storage, contemporary style central heating radiator and an opening to the:

### Dining Kitchen

16'11" x 10'4" (5.16m x 3.15m)

A recently installed 'Shaker' style kitchen finished in a deep green featuring a range of matching base, drawer and eye level units with concealed lighting, in addition to a breakfast bar complete with a 'Quartz' surface with seating for two. Furthermore, there a comprehensive selection of integrated appliances including a five ring 'Neff' induction hob and illuminated extractor hood, full height refrigerator, 'Neff' 'slide & hide' oven & grill, microwave oven and dishwasher. 'Blanco' sunken sink unit with 'Quooker' tap set in a 'Quartz' work surface with matching splashback, continuation of the 'Karndeans' flooring presented in a 'Herringbone' design, inset lighting, PVC double glazed window overlooking the front, vertical central heating radiator and a glazed oak door leading into the:

### Utility Room

14'4" x 6'10" (4.37m x 2.10m)

Transitioning seamlessly from the kitchen with matching base, drawer and full height units, in addition to a sunken sink unit with mixer tap set in a 'Quartz' work surface with matching splashback. Continuation of the 'Karndeans' flooring presented in a 'Herringbone' design, integrated full-height freezer, spaces for both a washing machine and dryer, PVC frosted double glazed door to the side with a matching adjacent panel and a courtesy door leading into the:

### Garage

16'7" x 15'2" (5.08m x 4.63m)

Vehicular access via a remote control roller shutter door, gas meter, electric meter, consumer unit, light and power, loft access housing a 'Glow Worm' boiler with 'Baxi' Mega Flo attached.

### First Floor