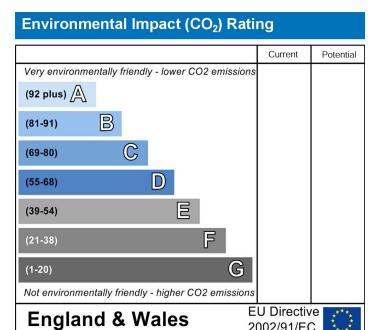
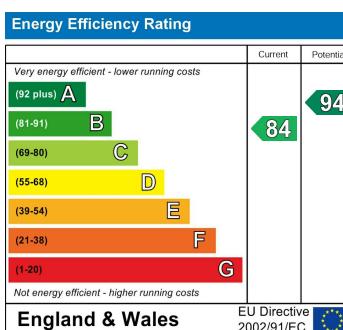
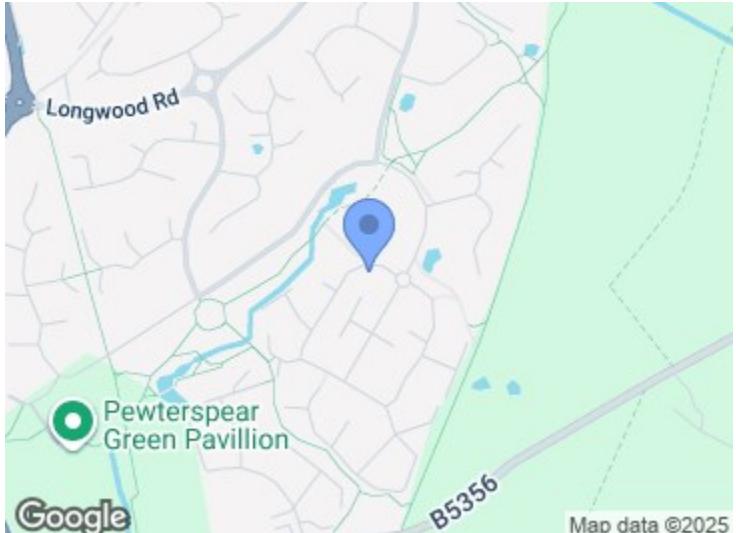




Total area: approx. 115.8 sq. metres



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Appleton



OVERLOOKING THE PARK | SOUTH FACING GARDEN WITH PORCELAIN PATIO | DOUBLE DRIVEWAY | LARGER THAN AVERAGE PLOT | RECENTLY UPGRADED EN-SUITE AND BATHROOM This beautifully appointed detached home has been stylishly upgraded and provides light, spacious and versatile accommodation in a popular residential location overlooking the park. Ground floor comprises entrance hallway, W.C, dual aspect lounge with patio doors to the South facing garden and a dining kitchen with integrated appliances. The first floor provides three bedrooms with beautiful en-suite to main, and a recently fitted stylish family bathroom.

Offers In Excess Of £400,000

Appleton Parkstone Drive



Accommodation

Enjoying a green outlook with South facing rear garden, this detached family home features a larger than average plot, refinished bathroom and en-suite shower room, off road parking for two vehicles and a green outlook overlooking the playing fields, making this an ideal location for young families.

Entrance Hallway

11'1" x 5'2" (3.4m x 1.6m)

Panelled and glazed front door opens onto a welcoming entrance hallway, with convenient storage cupboard for cloaks and shoes. The hallway provides stylish grey wood effect flooring, central heating radiator, ceiling light and access to:

Lounge

17'0" x 10'9" (5.2m x 3.3m)

Dual aspect with views over 'The Green' and patio doors opening onto beautiful, porcelain tiled South facing patio area; ideal for entertaining or relaxing alike. The lounge includes television point, central heating radiator, ceiling light and internet point.

W.C

4'11" x 4'7" (1.5m x 1.42m)

Pedestal hand wash basin with tiled splashback, low level W.C, frosted PVC Window to the front elevation, continued stylish grey flooring, central heating radiator and extractor fan.

Dining Kitchen

11'2" x 17'7" (3.42m x 5.38m)

Continued stylish grey flooring leads to the family dining kitchen area; comprising a range of matching eye and base level units with stylish matt black handles, complimented with a tiled splashback and roll top wood effect work surfaces. PVC Window to the front elevation with a green outlook.

First Floor

Landing

PVC Window to the rear elevation, central heating radiator and ceiling light.

Bedroom One

13'11" x 11'6" (4.25m x 3.51m)

Green outlook to the front elevation via PVC windows, bespoke 'his & hers' built in wardrobes with hanging and shelving space, central heating radiator, ceiling light and access to:



Family Bathroom

6'9" x 6'2" (2.07m x 1.9m)

'Mandarin' stone tiled walls, tiled flooring and panelled ceiling, the bathroom has been stylishly upgraded to include a tiled bath with glass shower screen complimented with matt black 'rainfall' shower head and matching handheld attachment, convenient underlit recessed shelving, matt black tap and matt mixer tap, 'floating' wall mounted sink with stylish ceramic bowl and matt black faucet with inset matt black mixer tap, low level W.C, frosted PVC window to the rear elevation, matt black ladder style central heating radiator, extractor fan and spotlights.

Outside

Overlooking 'The Green', the front elevation features off road parking for two vehicles with EV Charging point to the side elevation, a flagged walkway leads to the front door with lawned gardens featuring established low level shrubbery, set behind black garden fencing.

The South facing rear garden is laid to lawn in the main, with a beautifully extended porcelain patio area with outside Kitchen area. The Kitchen area has been designed to house a 'BigGreenEgg' BBQ or similar, with K-Rend elevations and concrete tops. The rear garden features enclosed fencing and is laid to lawn in the main, with convenient tarmacadam area suitable for a potting / storage shed.

Tenure

Council Tax

Tax Band 'E' £2,781.72 per annum as of 2025/2026

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 5GR

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.