

Total area: approx. 115.8 sq. metres

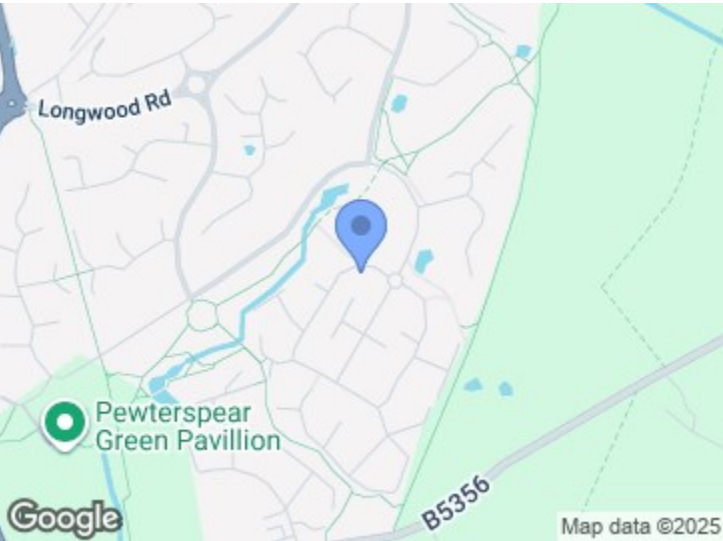


Location

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. St Matthews Primary School and Bridgewater High School are within an easy walk from the property. The property boasts many walks locally, the parkland area surrounding is managed by Pewterspear Green Trust. Also within walking distance is a Children's play area. 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 Appleton: Bridgewater High School, Broomfields Junior School, St Monica's Catholic Primary School and Cobbs Infant and Nursery School. making it a prime location for families.



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		94	(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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

Tel: 01925 600 200

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:



En-suite Shower-room

5'10" x 4'1" (1.8m x 1.26m)

Recently upgraded with stylish tiled flooring, walls and panelled ceiling. Same level walk in shower with glass screen and matt black 'rainfall' style shower head with matching hand held unit, stylish underlit recessed shelving, 'floating' wall mounted sink with matt black tap and matching wall mounted mixer tap, low level W.C, PVC Window to the front elevation, matt black ladder style radiator, matt black gown hooks and spotlighting.

Bedroom Two

13'0" x 11'1" (3.97m x 3.38m)

Convenient recessed area for wardrobes, PVC Window to the front elevation with a green outlook, integrated 'over' stairs storage, loft access, central heating radiator and ceiling light.

Bedroom Three

7'6" x 7'2" (2.3m x 2.2m)

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

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 tarmac 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.

