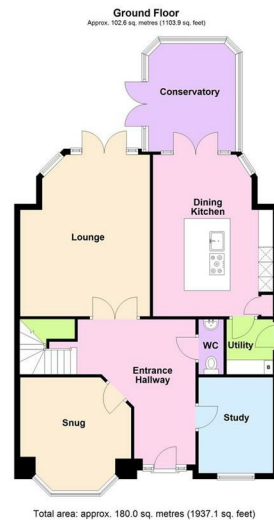


# Appleton

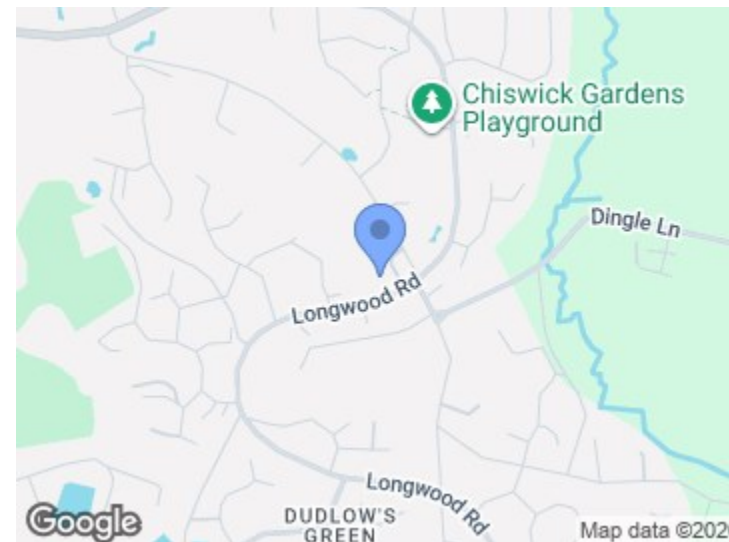


## Location

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 Cemetery, 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                    |   | 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                             |   | 80                      | 82        |
|   |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   |                         |           |
|   |   | EU Directive 2002/91/EC |           |

GATED Development of just Five Houses within this PRESTIGIOUS LOCATION | Believed to be a DOUBLE PLOT | OPEN-PLAN Dining Kitchen with Centre Island | Four Reception Rooms, Four Bedrooms all with Fitted Furniture, Two En-Suites & Family Bathroom. Beautifully MANICURED Gardens & LARGE Drive & DOUBLE GARAGE. Sure to be of interest, this 'Browns Homes' built family home features a generous, welcoming hall, WC, lounge with feature fireplace, family room, study, dining kitchen, conservatory and utility whilst to the first floor, there is the main bedroom with an en-suite bathroom, guest bedroom again with en-suite, two further double bedrooms and a family bathroom. Extensive gardens and driveway parking combined with a double garage.

Offers In Excess Of £1,000,000

# Appleton Woodcroft Gardens



Occupying the largest plot within this select gated neighbourhood of just five executive detached homes situated off the prestigious 'Lyons Lane'. This circa 2,000sq ft property has been improved over recent years to provide modern living accommodation over two floors.

What was once possibly a double plot, this highly regarded property forms part of this gated development of just five houses affords double accommodation comprising a timber pillared entrance porch, welcoming, well proportioned reception, WC, lounge accessed through double doors with a feature fireplace and 'French' doors opening onto the patio garden, family room/snug with feature bay, study, dining kitchen complete with centre island and integrated appliances, conservatory and utility. The first floor includes an impressive landing with a full height arch window, main bedroom with fitted furniture featuring an en-suite bathroom, guest bedroom again with fitted furniture and en-suite, two further double bedrooms and a contemporary family bathroom.

'Lime House' stands in beautifully manicured gardens enjoying a westerly rear aspect, this impressive detached home offers beautifully appointed accommodation situated off Lyons Lane with double detached garage.

## Accommodation

### Entrance Porch

6'4" x 3'4" (1.94m x 1.02m)

Apex roof with twin pillar support providing shelter to the entrance and a painted timber front door with double glazed adjacent panels leading to the:

### Entrance Hallway

16'4" x 13'6" (4.98m x 4.13m)

An impressive reception with engineered wood flooring, inset lighting, ceiling corning, turning staircase to the first floor with painted spindles with an illuminated cloaks cupboard below with a continuation of the flooring and the electric consumer unit.

### WC

6'2" x 2'9" (1.89m x 0.86m)

Two piece suite including a pedestal wash hand basin and a low level WC. Tiled walls to dado height with contrasting tiled flooring, inset lighting, central heating radiator and an extractor fan.

### Lounge

18'2" x 14'7" (5.54m x 4.46m)

Accessed through glazed oak double doors with a continuation of the engineered wood flooring, this principal entertaining room features a living flame coal effect gas fire with marble inset, raised hearth and a marble surround, double glazed 'French' doors opening onto the patio garden with matching adjacent panels, ceiling corning, double glazed window on the angled wall and two central heating radiators.

### Family Room

14'9" x 12'5" (4.51m x 3.81m)

Continuation of the engineered wood flooring, double glazed bay window overlooking the front and a central heating radiator.

### Study

10'9" x 8'6" (3.29m x 2.60m)

Purpose built floor to ceiling shelving unit, continuation of the engineered wood flooring, double glazed window to the front elevation and a central heating radiator.

### Dining Kitchen

18'1" x 13'6" (5.53m x 4.13m)

'Shaker' style kitchen comprising a range of matching base, drawer and eye level units with concealed lighting complemented with a centre island housing both a one and a half bowl sunken sink unit with 'Quooker' hot water tap and a five ring gas hob set in a 'Quartz' surface with extraction above, in addition, there is further base level unit storage, an integrated dishwasher and recycling bins. In conclusion, there are twin 'Neff' 'slide & hide' ovens, fridge/freezer and a full-height larder cupboard. Inset lighting, continuation of the engineered wood flooring, double glazed window on the angled wall, two central heating radiators and double glazed 'French' doors leading to the:



### Conservatory

12'2" x 9'6" (3.71m x 2.91m)

An extra reception including tiled flooring, wood grain PVC double glazed 'French' doors opening out onto the patio garden with matching adjacent panels, further matching PVC double glazed windows overlooking the rear and side elevations and a wall mounted electric heater.

### Utility

6'1" x 5'2" (1.87m x 1.60m)

'Butcher block' work surface with cupboard storage below and adjacent space for a washing machine, wall mounted 'Alpha E Tec 33NX' gas boiler, inset lighting, tiled flooring, painted timber door to the side garden and an extractor fan.

### First Floor

#### Landing

16'4" x 6'1" (4.99m x 1.87m)

Highlighting with a full height arched shaped double glazed window, ceiling corning, inset lighting and an airing cupboard housing the 'Mega Flo' unvented cylinder.

#### Bedroom One

12'9" x 12'4" (3.90m x 3.78m)

Fitted with a range of furniture including two double wardrobes providing hanging and shelving space, two full height shelving units, further shelving for tv display, drawer storage all complete with pelmet lighting and a dressing table. Two double glazed windows overlooking the rear gardens and a central heating radiator.

#### En-Suite-Bathroom

8'11" x 8'2" (2.73m x 2.49m)

Four piece suite including a panelled bath and chrome mixer tap, tiled cubicle with a thermostatic shower, pedestal wash hand basin with a chrome mixer tap and mirrored cabinet above, complete with a low level WC. Fully tiled walls with subtly contrasting tiled flooring, inset lighting, white ladder heated towel rail and a frosted double glazed window to the side elevation.

### Bedroom Two

12'5" x 11'11" (3.80m x 3.64m)

Range of fitted wardrobes providing hanging and shelving space with sliding mirrored doors, double glazed window with shutters and a central heating radiator.

### En-Suite Shower Room

9'6" x 3'9" (2.91m x 1.15m)

Three piece suite including a tiled cubicle with a thermostatic shower, pedestal wash hand basin with chrome mixer tap and glazed shelving complete with a low level WC. Fully tiled walls with contrasting tiled flooring, wall mounted mirror and cabinet, white ladder heated towel rail and a frosted double glazed window to the rear elevation.

### Bedroom Three

14'10" x 11'8" (4.53m x 3.57m)

Twin double wardrobes providing hanging and shelving space, double glazed bay window overlooking the front with shutters, loft access and a central heating radiator.

### Bedroom Four

10'5" x 9'0" (3.19m x 2.76m)

Two floor to ceiling cupboards providing excellent shelving storage and a central heating radiator.

### Bathroom

10'7" x 6'3" (3.24m x 1.93m)

Contemporary white, four piece bathroom suite including a panelled bath, contrasting feature tile cubicle with thermostatic shower, pedestal wash hand basin and low level WC. Fully tiled walls with contrasting tiled flooring, inset lighting, shavers point, white ladder heated towel rail, frosted double glazed window to the front and an extractor fan.

### Outside

As mentioned earlier, Lime House occupies the largest plot with grounds to the rear, side and ultimately surrounding the garage. To the back of the house, there are mature gardens featuring a south westerly aspect with mature shrubbery, well stocked borders, patio area and a lawn. The side includes a further garden area complete with lighting and cold water tap. The facade enjoys a great perspective with gardens from the entrance and surrounding the double garage upto 'Lyons Lane' combined a particularly well proportioned driveway.

### Double Garage

16'4" x 16'0" (4.98m x 4.90m)

Vehicular access via twin remote control doors combined with a side courtesy door, light and power, generous loft storage and an electric consumer unit.

### Tenure

Freehold.

### Council Tax

Band 'G' - £4,065.91 (2026/2027)

### NB.

There is an informal arrangement between the five households that they each contribute £15 per month for the maintenance and upkeep of the electric gates.

### 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 5RS

### 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.