Appleton



Location

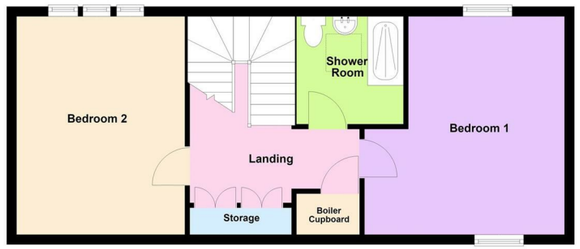
Located in a delightful semirural location with an abundance of natural walks and trails on the doorstep. Within close proximity is the picturesque village of Grappenhall with its cobbled streets, pretty church and local public houses offering a warm welcome and good food. Also located only a short distance away is the cosmopolitan village of Stockton Heath which offers a range of associated amenities including retail outlets, restaurants, bars, banks and building societies. 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. Further to the area the ever popular Grappenhall Heys school is within walking distance and is within catchment to this property.

Ground Floor
Approx. 49.3 sq. metres (530.4 sq. feet)

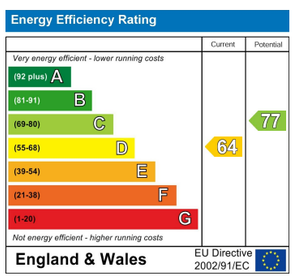


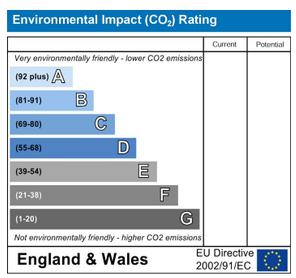
Total area: approx. 98.5 sq. metres (1060.8 sq. feet)

First Floor
Approx. 49.3 sq. metres (530.4 sq. feet)









STUD FARM COTTAGES | GATED Community | NO CHAIN I Recently REFURBISHED | Beautifully Appointed Throughout | Desirable SEMI-RURAL Setting An immaculately presented home offering stylish, recently refurbished accommodation within a secure gated development on Lumbrook Road. Immaculately appointed throughout, the property has been finished to an impressive specification, featuring 'Karndean' flooring and quality "NEFF Appliances", all complemented by its attractive semi-rural surroundings. Double garage and parking.

£400,000

www.cowdelclarke.com

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Appleton
Lumb Brook Road







Accommodation
Beautifully appointed accommodation having recently undergone refurbishment. Comprising entrance hallway, lounge, dining kitchen, ground floor W.C, landing with integrated storage, two generous bedrooms and a family shower room. Secure off-road parking, double garage and country walks close by.

Entrance Hallway
10'10" x 14'0" (3.32m x 4.27)
Accessed through a farmhouse style front door with double glazed panel, opening to Karndean flooring in a herringbone design, central heating radiator and staircase leading to the first floor. Understairs cupboard housing the electric and consumer unit.

Ground Floor WC
6'11" x 3'10" (2.12m x 1.18m)
Continued Karndean flooring in a herringbone design, sink unit with chrome mixer tap and tiled splashback, low level W.C and vertical matt grey radiator.

Lounge
14'6" x 13'6" (4.42m x 4.14m)
Continued Karndean flooring, traditional vertical style radiator,

Dining Kitchen
11'3" x 14'2" (3.45m x 4.34m)
Hosting a range of matching eye and base level 'Shaker' style units complimented with Quartz worktops, continued herringbone flooring and concealed lighting. Integrated 5-ring 'Neff' induction hob with matching extractor above, dual 'Neff' ovens 'Neff' Microwave and 'Neff' Dishwasher. Sunken 'Belfast' sink with brushed steel flexi-mixer tap, integrated washer / dryer, LG American style Fridge / Freezer with ice function (Negotiable). Double glazed window to the front elevation and spotlighting.

Landing
13'9" x 11'5" (4.21m x 3.48m)
Two integrated double wardrobes providing hanging and shelving space, vaulted ceiling with exposed timbers above,.





Bedroom One
13'2" x 13'11" (4.02m x 4.25m)
'Porthole' double glazed windows to the front and rear elevation, exposed timbers, central heating radiator and two wall light points.

Bedroom Two
13'11" x 11'5" (4.26m x 3.49m)
Exposed timber beams, three double glazed windows to the rear elevation, central heating radiator and ceiling light.

Shower Room
7'1" x 6'6" (2.17m x 1.99m)
Fully tiled suite with chrome fittings, including a vanity wash hand basin with Chrome Chrome mixer tap, walk in shower with glass screen and convenient shelving, low level W.C, skylight 'Velux" window, ladder style radiator, wall mounted mirror unit and extractor fan.

Boiler Cupboard
4'5" x 3'5" (1.35m x 1.05m)
Heatrae 'Sadia' electric boiler and storage space.

Double Garage
16'2" x 16'1" (4.93m x 4.91m)
Electric up and over doors, cold water tap, lighting and power points.

Tenure
Leasehold
999 Year Lease

Service Charge
£900 per annum which includes a £300 ground rent. Covering maintenance of communal areas. Can be paid annually or monthly.

Outside
A secure, gated communal driveway leads to a beautifully maintained communal area, with residents parking, gardens laid to lawn and garaging. The property features a low maintenance front garden, gravelled in the main with patio area ideal for patio furniture.

Council Tax
Tax Band 'E'

Local Authority
Warrington Borough Council

Services

Postcode
WA4 3HL

Possession
Vacant possession upon completion.

Viewing
Strictly by prior appointment with Cowdel Clarke on 01925 600200