

# Appleton



'APPLETON PARK'Extended & Detached BUNGALOW | Recognised CUL-DE-SAC Location | OPEN-PLAN Kitchen & Dining Room | Further SEPARATE Reception Rooms | Guest Bedroom & EN-SUITE | STYLISH SUMMER HOUSE. Set back, this detached home offers versatile accommodation including an entrance hall, lounge, snug, study, kitchen and dining room. There are three double bedrooms serviced by a bathroom, in addition to a guest bedroom with en-suite. Gardens, driveway and double garage.

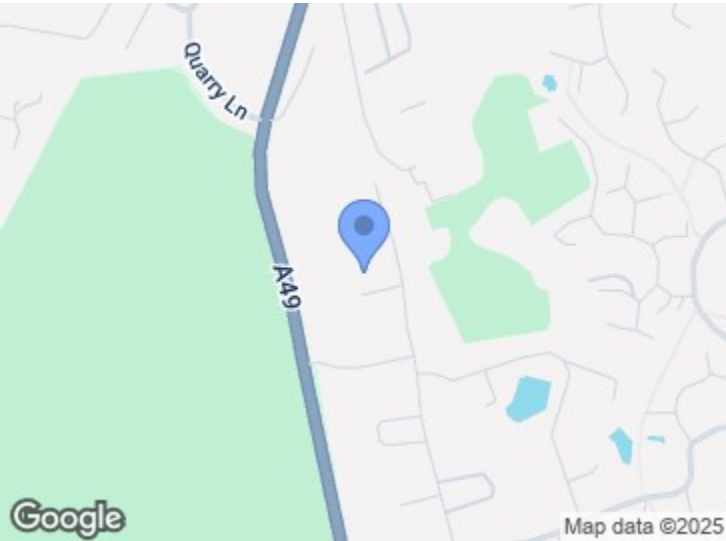
£625,000

Tel: 01925 600 200

### 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.

Home to 'Warrington Golf Club', 'Co-op', veterinary, GP and hairdressers of which are all within walking distance. 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                             |   | EU Directive 2002/91/EC |           |

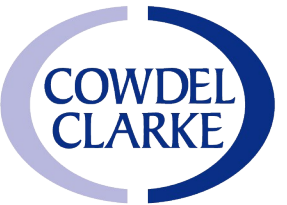
| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (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 |           |



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# Appleton Beechways



Beechways forms an integral part of what is known locally as 'Appleton Park', a location which has been for the most part set aside for detached bungalows of varying shapes and sizes. What makes this location extremely popular are the various everyday amenities which are close at hand.

Situated within a select cul-de-sac setting, this extended detached bungalow is set back from the road featuring a peaceful position whilst offering very well proportioned accommodation including a welcoming entrance, cloakroom & WC, dual aspect lounge with a solid fuel burning stove, snug and study, fitted kitchen with a 'Rayburn' cooker and breakfast bar and dining room. The inner hall leads to three double bedrooms all serviced by a four piece bathroom suite all complete with a guest bedroom and en-suite. Externally, there are gardens to front and rear elevations, generous driveway parking and a double garage

In summary, this charming bungalow in Beechways is a rare find, offering a wonderful living experience in a sought-after area. Whether you are a growing family or seeking a serene place to call home, this property is sure to impress.

## Accommodation

### Ground Floor

#### Entrance Hallway

18'2" x 13'5" (5.54m x 4.09m)

Accessed through a PVC frosted leaded double glazed front door from the side elevation with a matching adjacent panel, laminate flooring, five wall light points, ceiling coving and a central heating radiator. Loft access with fitted loft ladders, boarded in the main and lighting.

#### Cloakroom & WC.

5'1" x 2'10" (1.56m x 0.88m)

Low level WC, PVC frosted leaded double glazed window to the side elevation and ceiling coving.

#### Lounge

18'8" x 13'6" (5.69m x 4.12m)

Overlooking the rear and side elevations via PVC double glazed windows, this dual aspect main reception features a solid fuel burning stove with an exposed brick inset, marble hearth and a carved wooden surround. Three wall light points, ceiling coving, dado rail and a television point.

#### Snug

11'5" x 9'10" (3.49m x 3.01m)

Frosted glazed window to the hall providing light, central heating radiator and an opening to the:

#### Study

14'0" x 9'4" (4.29m x 2.85m)

PVC double glazed patio doors opening on to the rear, two double glazed 'Velux' windows and a telephone point.

#### Kitchen

18'8" x 9'10" (5.70m x 3.00m)

Modern white kitchen fitted with a range of matching base, drawer and eye level units with a high gloss finish, concealed lighting and a breakfast bar. In addition, there is a one and a half bowl sunken stainless steel sink unit with mixer tap set in a granite work surface with a matching splashback. Complimenting the kitchen are a comprehensive range of integrated appliances including a 'Rayburn' cooker with hotplates and ovens, two ring gas burners with an illuminated extractor hood, dishwasher, washing machine and a recycling bin. Furthermore, there is space for a tall fridge/freezer, laminate flooring, PVC double glazed window to the side elevation and an opening to the:



#### Dining Room

13'3" x 11'11" (4.06m x 3.64m)

The light and airy room includes a polished Oak wooden floor, PVC double glazed 'French' doors opening on to the garden as well as a PVC double glazed window to the side elevation, ceiling coving and a central heating radiator.

#### Bedroom One

13'6" x 13'5" max (4.12m x 4.09m max)

PVC double glazed window to the front elevation, ceiling coving and a central heating radiator.

#### Bedroom Two

13'5" x 9'10" (4.09m x 3.02m)

PVC leaded double glazed window to the front elevation and a central heating radiator.

#### Bedroom Three

20'1" x 8'8" (6.14m x 2.66m)

Fitted with a range of wardrobes providing hanging and shelving space, ceiling coving, PVC leaded double glazed window to the front elevation and a central heating radiator.

#### Bathroom

9'10" x 7'6" (3.00m x 2.30m)

Main bathroom servicing the above three bedrooms comprising a four piece suite including a panelled bath with a chrome mixer shower head, pedestal wash hand basin, tiled cubicle with a thermostatic shower and a low level WC. Part tiled walls to dado height with contrasting wood grain laminate flooring, Chrome ladder style radiator, inset lighting, ceiling coving, PVC frosted double glazed window to the side elevation and a separate double walk in Shower.

#### Bedroom Four

16'9" x 14'1" (5.12m x 4.31m)

Range of fitted wardrobes providing hanging and shelving space with sliding mirrored doors, PVC double glazed patio doors to the side elevation as well as a PVC double glazed window to the rear elevation, ceiling coving, television point and a central heating radiator.

#### En-Suite Shower Room

7'10" x 5'10" (2.39m x 1.78m)

Modern white suite including a tiled cubicle with a thermostatic shower, wash hand basin with a chrome mixer tap and a low level WC. Part tiled walls to dado height complimented with contrasting cushioned vinyl flooring, chrome ladder heated towel rail and a PVC frosted double glazed window to the side elevation.

#### Outside

Enjoying a private aspect, the rear garden is predominantly laid to lawn complimented with flagged patio areas ideal for the hardstanding of garden furniture, sleepers providing well stocked borders, lighting and an outside tap whilst to the front, there is an open garden laid to lawn with a driveway leading from the front offering ample off road parking leading to a double garage to the side.

#### Summer House

10'6" x 8'3" (3.21m x 2.52m)

Sourced locally from 'Beaver Log Cabins' of Northwich, this timber summer house is accessed through double patio doors with matching panels into a multi-purpose space currently used as a bar and entertaining space. There is a covered pergola adjacent, again set on a concrete base for those who are more accustomed to 'Al-Fresco' dining or simply shelter from the sun to relax in during spells of warm weather.

#### Double Garage

17'2" x 15'4" (5.25m x 4.69m)

Accessed through an up 'n' over door with power and lighting, gas and electricity meters, electric consumer unit and a loft ladder providing access to further storage and the 'Worcester' boiler.

#### Tenure

Freehold.

#### Council Tax

Band 'G' - £3,612.18 (2024/2025)

#### 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 5ER

#### 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.

