Ground Floor
Approx. 41.1 sq. metres

Total area: approx. 81.8 sq. metres

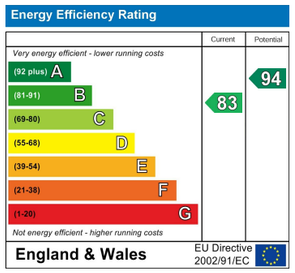
First Floor
Approx. 40.6 sq. metres

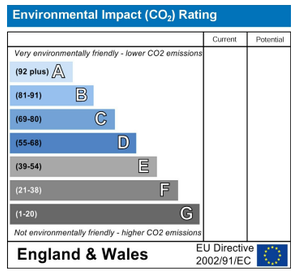
Location

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.





COWDEL CLARKE

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Appleton

COWDEL CLARKE

BEAUTIFULLY PRESENTED I SOUTH WEST FACING LANDSCAPED GARDEN I UPGRADES FROM NEW I EN-SUITE SHOWER ROOM I GROUND FLOOR WC I DETACHED GARAGE I NO CHAIN
Occupying an enviable corner plot with private rear garden, this modern three bedroom detached home offers well presented and stylishly presented accommodation over two floors. Off road parking for numerous vehicles and detached garage.

£379,950

Tel: 01925 600 200

98 London Road, Stockton Heath WA4 6LE. Fax: 01925 600 205 www.cowdelclarke.com email: property@cowdelclarke.com

Appleton
Belfry Gardens

This double fronted modern detached home occupies a corner plot within this popular development forming part of a wider sought after location neighbouring countryside and wide open green spaces.. Offering deceptive spacious accommodation with three well proportioned bedrooms, not frequently found with properties of a similar price range, dual aspect lounge, generous dining kitchen, fitted with a range of integrated appliances and 'French' doors opening out onto the garden. Ground floor WC, En-Suite shower room, fitted wardrobes to two of the bedrooms whilst externally, there are gardens, driveway parking and a larger than average garage.

Accomodation

Entrance Hallway
5'11" x 12'1" (1.82m x 3.70m)
Accessed via part frosted and panelled composite front door leading to Amtico flooring, ceiling light, central heating radiator, understairs storage and convenient cloaks cupboard.

Lounge
16'0" x 10'1" (4.90m x 3.08m)
PVC Window to the front & side elevations, two central heating radiators, twin ceiling lights, television point and continued Amtico flooring.

WC
5'11" x 3'11" (1.82m x 1.2m)
Tiled floor and tiled walls, corner sink unit with Chrome mixer tap, central heating radiator, low level W.C, extractor fan and ceiling light.

Dining Kitchen
16'0" x 10'1" (4.9m x 3.08m)
Continued Amtico flooring, PVC Double glazed windows to the front and side elevation, patio doors opening onto the South Westerly facing garden, upgraded from new the kitchen hosts a range of integrated appliances including matching eye and base level 'Stone' coloured units complimented with slate effect heat resistant roll top work surfaces, 'Electrolux' integrated dishwasher, 'Electrolux' washing machine, 'Zanussi' four ring gas hob with glass splashback and Chrome extractor above, integrated oven with grill above, integrated Fridge/freezer, spotlights, ceiling light and access to the rear patio.

First Floor

Landing

Bedroom One
12'2" x 10'9" (3.71m x 3.3m)
PVC Windows to both side and front elevations, double integrated wardrobe with mirrored doors, central heating radiator, ceiling light and access to:

En-Suite Shower
4'9" x 5'4" (1.46m x 1.65m)
Tiled flooring and tiled walls, walk in shower with glass door and 'Mira Azora' thermostatic shower, low level WC, pedestal hand wash basin with chrome mixer tap, ladder style radiator, frosted PVC window to the front elevation, ceiling light and extractor fan.

Bedroom Two
10'11" x 10'0" (3.34m x 3.06m)
PVC Double glazed window to the front and side elevations, integrated storage, central heating radiator and ceiling light.

Bedroom Three
7'11" x 7'6" (2.42m x 2.31m)
PVC Window to the side elevation, central heating radiator and ceiling light.

Outside
Beautifully manicured and landscaped gardens hosting a South Westerly facing composite patio area, porcelain tiled walkway leading to further flagged hardstanding area with garden shed, leading to a detached garage and driveway parking. The garden features brick borders with inset fence panelling and timber borders hosting a selection of established shrubbery. Detached garage features electric up and over garage door, light and power.

Tenure
Freehold

Council Tax
Tax Band 'D'

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 5GS

Possession
Vacant possession upon completion.

Viewing
Strictly by prior appointment with Cowdel Clarke Estate and Lettings Agents on 01925 600200 or property@cowdelclarke.com