

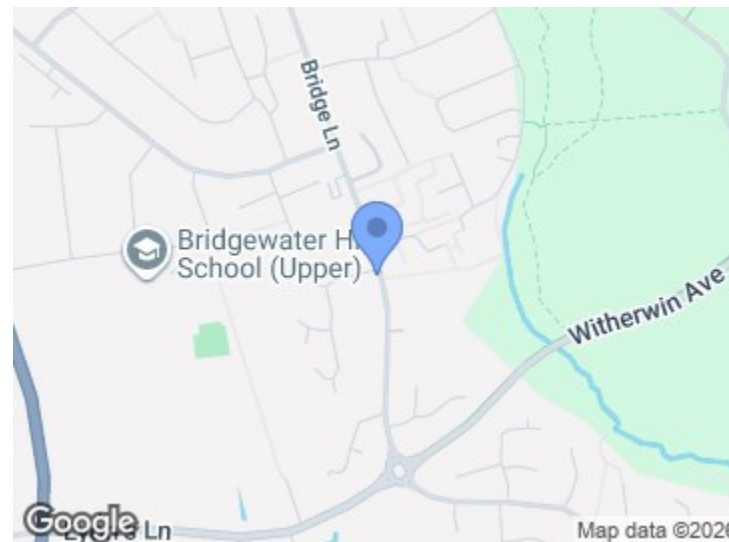
Appleton



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.

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		68	76
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

ATTRACTIVE Detached BUNGALOW | VERSATILE Accommodation | Recently Fitted WET ROOM | FAVOURED Location & BUS SERVICE | WESTERLY FACING Low Maintenance Gardens | Local CONVENIENCE STORE. Occupying a corner plot, this detached bungalow comprises an entrance porch, hallway, cloakroom lounge with patio doors, dining kitchen, dining room / bedroom three, two further bedrooms, wet room and separate WC. Gardens, off road parking and garage.

£350,000

Appleton Bridge Lane



This attractive detached bungalow, built during the early 1970's by noted Warrington builders, J R Ashall Ltd, forms part of a small number of similar style bungalows which occupy a most convenient and popular location on Bridge Lane and one that has attained an appealing level of maturity. The property has an attractive appearance and occupies a slightly elevated position, set well back from the road. The property is being offered 'for sale' representing one of those increasingly scarce opportunities providing a competitive alternative to properties of a similar nature that can be found on nearby Appleton Park. The bungalow provides generous accommodation whilst still benefitting from gas fired central heating, double glazing and a modern wet room with separate WC..

In brief, the accommodation comprises an entrance porch, wide reception hallway, cloakroom, lounge with patio doors leading into the garden, dining kitchen, dining room / bedroom three, two further bedrooms, recently fitted wet room and a separate WC. The bungalow stands in most attractive gardens lawned to the front and side with mature surrounds which create a delightful setting. The location is highly favoured locally offering convenience for shops on Bridge Lane and Dudlow Green Road with a bus service passing by into Stockton Heath village, Warrington town centre and surrounding neighbourhoods.

Accommodation

Entrance Porch

4'5" x 3'3" (1.35m x 1.00m)

Accessed through an aluminium double glazed door with a matching adjacent panel and a frosted glazed door again with a matching adjacent panel leading to the:

Entrance Hallway

12'11" x 4'3" (3.96m x 1.31m)

An internal frosted glazed window providing extra light, ceiling rose and a central heating radiator.

Cloakroom

4'5" x 4'2" (1.35m x 1.28m)

Range of fitted cupboards providing excellent storage, both the electric and gas meters, complete with the consumer unit. Cloaks rail and a PVC frosted double glazed window to the side elevation.

Lounge

17'5" x 11'11" (5.31m x 3.64m)

PVC double glazed patio doors opening onto the patio garden, recessed chimney breast, two wall light points, ceiling coving, ceiling rose, PVC double glazed window to the side elevation and two central heating radiators.

Dining Room / Bedroom Three

10'4" x 6'11" (3.15m x 2.12m)

Accessed through an arch from the hall with a PVC double glazed window to the side elevation and a central heating radiator.



Wet Room

5'8" x 5'7" (1.75m x 1.71m)

Thermostatic shower with both rain-shower and retractable heads, tiled flooring, PVC wall panels, PVC frosted double glazed window to the side elevation and a central heating radiator.

WC

5'8" x 5'2" (1.73m x 1.58m)

Two piece suite including a low level WC, and pedestal wash hand basin with a chrome mixer tap and splash back tiling. Chrome ladder heated towel rail and a PVC frosted double glazed window to the side elevation.

Outside

The westerly facing rear garden has low maintenance as a central theme including a mature hedgerow providing a degree of privacy, flagged patio area ideal for the hardstanding of garden furniture combined with a decorative gravelled area set adjacent to well stocked raised borders and a courtesy door to the side. A few steps take you to a further patio area which is set adjacent to the side door of the garage, in addition to a further garden area on the other side of the garage. The front and side include open plan gardens laid to lawn with off road parking which in turns leads to the garage. The other side elevation provides a flagged pathway from front to back as well as a cold water tap.



Garage

16'9" x 9'2" (5.13m x 2.80m)

Vehicular access is via an electric up 'n' over door. This versatile area includes cupboard and shelving storage, PVC double glazed window, power and lighting all complete with a courtesy door to the garden.

Tenure

Freehold.

Council Tax

Band 'D' - £2275.95 (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 3AN

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.

