



Willow Lane, Appleton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No onward Chain
- Freehold
- Close to Amenities
- Garage
- Driveway Parking
- Three Bedrooms
- Sought After Location
- Ample Potential
- Lovely Garden
- Conservatory

DESCRIPTION

Nestled within the heart of an idyllic and sought-after neighbourhood of Appleton, this charming 3-bedroom detached bungalow is a true gem. Comprising of a spacious lounge, beautifully maintained gardens and has the added benefit of a garage. Being within close proximity to Stockton Heath and other amenities, this home is an excellent opportunity for modernisation.

Upon entering the bungalow, the open-concept living space seamlessly connects the living room, dining area, and kitchen, creating an inviting ambiance perfect for both relaxing evenings and lively gatherings. Natural light floods the room through large windows. The three bedrooms are set to the front of the property and offer integrated storage and wardrobes along with the shower room. To the back of the property lies the spacious lounge and conservatory allowing access to the beautifully maintained gardens, along with the kitchen/dining room. This home also benefits from a study room and a separate garage.

GARDEN

Stepping into the back garden of this charming property, you're greeted by a meticulously manicured garden that exudes a sense of timeless elegance. Mainly laid to lawn with mature hedges surrounding this back garden, this is the perfect outdoor space for entertaining family and friends in the warm summer months. To the front of the property is a well maintained front lawn and a driveway suitable for multiple cars.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 3.74m x 5.94m Lounge
- 4.35m x 3.66m Kitchen/Dining Room
- 3.10m x 3.22m Conservatory
- 2.19m x 1.45m Study
- 3.70m x 3.50m Bedroom One
- 3.05m x 3.27m Bedroom Two
- 2.73m x 2.72m Bedroom Three
- 2.76m x 1.68m Shower Room
- 5.05m x 2.19m Garage

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (Via BT)

LOCATION - APPLETON

Appleton is a leafy suburb neighbouring Stockton Heath and on the scenic boundary of Walton Hall Gardens. The area was first listed in the Domesday Survey of 1086 under the name 'Epeltune' which translates to 'the tun where the apples grew.' Within walking distance is an area known locally as Hillcliffe, which offers an excellent vantage point across Warrington. Appleton is also home to a golf club, leisure centre, a range of family pubs and, 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.

6. DISTANCES

- Stockton Heath Village 1.5 mile walk
- Grappenhall Heys Walled Gardens 2 mile walk
- Manchester Airport 15 miles via M56
- Manchester City Centre 22 miles via M56
- Liverpool City Centre 23 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: E

Tenure: Freehold

Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.

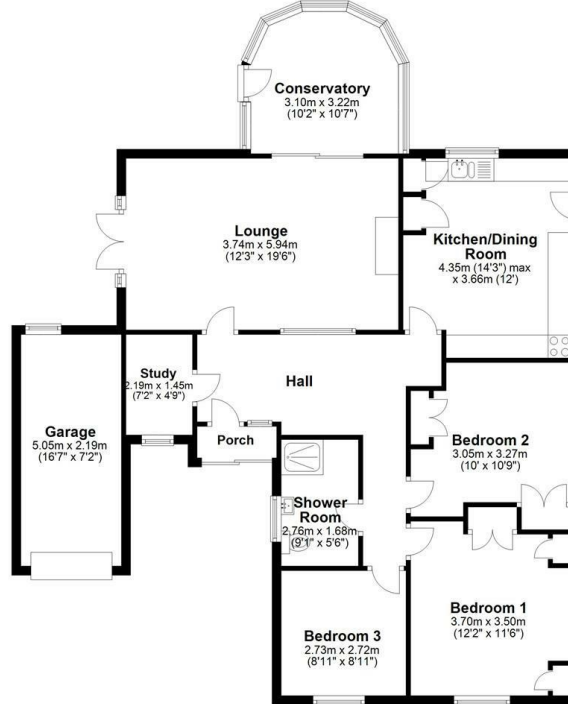




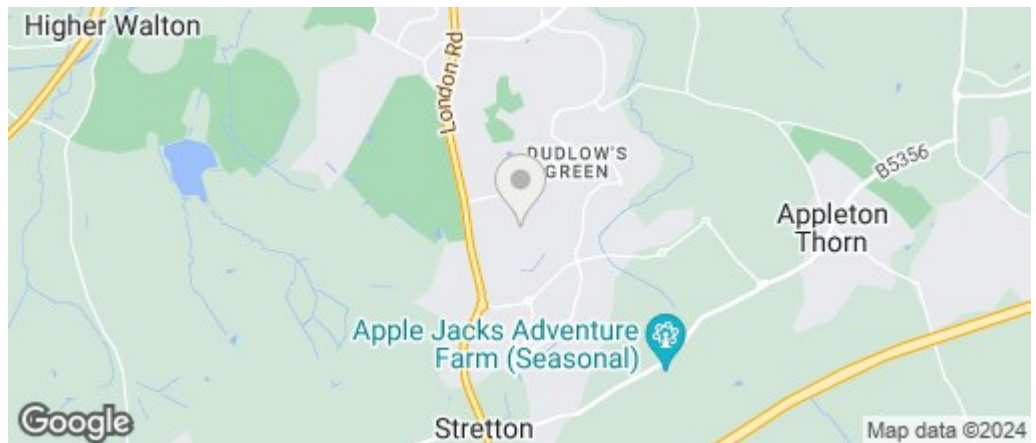
IMPORTANT NOTICE

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Ground Floor
Main area: approx. 104.8 sq. metres (1127.8 sq. feet)
Plus garages, approx. 11.1 sq. metres (119.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		54	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please call 01925 267070 to arrange a viewing.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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