



Red Lane, Appleton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Semi Detached
- Family Home
- Four Bedrooms
- Three Reception Rooms
- Ample Living Space
- Accessible Balcony
- Garage
- Driveway Parking
- Desirable Location
- Private Garden

DESCRIPTION

Nestled in the charming and desirable area of Appleton, we present this wonderful semi-detached home from the 1930's. Boasting four good-sized bedrooms, three reception rooms, driveway parking to the rear and a glass-fronted balcony. This property offers ample space for a growing family, and is within walking distance to Stockton Heath Village.

As you step inside, you are greeted by a much-loved family home waiting for its next chapter. The open-plan kitchen, dining, and family room provides the perfect setting for entertaining guests or simply enjoying family meals together. Additionally, the separate lounge offers a cosy retreat for relaxation. Completing the downstairs, you will find a home office, a fully serviced utility room and a WC.

Home to the first floor, there are four good-sized bedrooms, the highlight being the glass-fronted balcony extended from bedroom one. Imagine sipping your morning coffee as you soak in the tranquil surroundings from your own private outdoor retreat. Additionally, there is a family bathroom, a WC, and an En-Suite to bedroom one.

If you're seeking a home with character, space, and the opportunity to make it your own, this charming property on Red Lane is the perfect canvas for your dreams to unfold. Don't miss out on the chance to call this house your home.



GARDEN

This family home sits on a great sized-plot with a fabulous front garden, which can be enjoyed from the glass-fronted balcony. To the rear of the property there is a private garden, driveway parking and a garage. This garden is perfect for entertaining family and friends in the summer months, with a combination of lawn and patio along with the benefit of French doors opening from the Kitchen/family room.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.32m x 3.48m Lounge
- 3.70m x 6.82m Kitchen/Dining/Family Room
- 2.69m x 3.15m Office
- 3.25m x 1.53m Utility Room
- 1.69m x 1.02m WC
- 5.20m x 3.00m Garage

FIRST FLOOR

- Landing
- 5.11m x 4.27m Bedroom One
- 1.63m x 1.97m En-suite
- 1.61m x 4.17m Balcony
- 3.69m x 3.48m Bedroom Two
- 2.75m x 3.37m Bedroom Three
- 3.70m x 1.83m Bedroom Four
- 2.75m x 1.42m Bathroom
- 0.83m x 1.52m WC

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 300Mb (Via BT)

LOCATION

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.

DISTANCES

- Stockton Heath 10 minute walk
- Walton Gardens 1 mile walk
- Warrington Town Centre 3 miles
- Manchester Airport 16 miles via M56
- Liverpool City Centre 21 miles via M62
- Chester City Centre 21 miles via M56
- Manchester City Centre 27 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: D

Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

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





IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 72 | 84 |
| (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 | |

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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