



Dingleway, Appleton Warrington, Cheshire



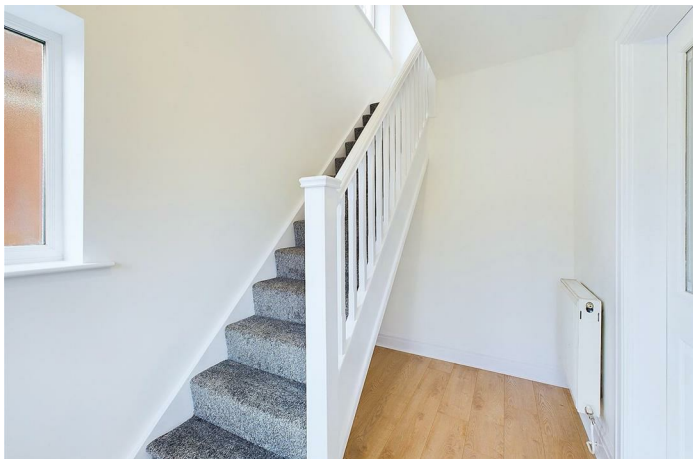
Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Neutral Décor
- Amazing Potential
- Close To Amenities
- Near To Country Walks
- Sought-After Location
- Large Garden
- Freehold Title
- Close To Schools
- Great Transportation

INTERIOR

Presented for sale with no onward chain, this charming three-bedroom semi-detached property is bursting with potential and awaits its forever owner. Designed for modern living, this home is ready to move into. Set in a desirable residential area, it features a spacious, light-filled lounge with a feature fireplace, a kitchen equipped with integrated appliances and ample storage space, and a beautifully maintained garden perfect for entertaining. Upstairs, you will find three well-proportioned bedrooms and a family bathroom. The neutral décor throughout creates a welcoming and versatile space ready for your personal touch. Conveniently located close to excellent schools, local shops, and transport links, this property is the perfect place for a family to call home.



GARDEN

To the rear of the property you will find an expansive, sunlit garden featuring lush lawns, mature trees and a paved area, creating endless potential for outdoor living. To the front of the property there is driveway parking available.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 150Mb (Via Vodafone)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: B

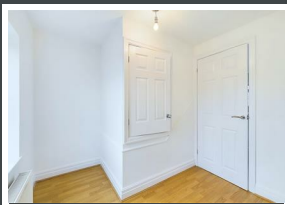
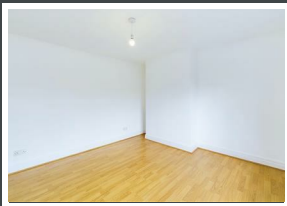
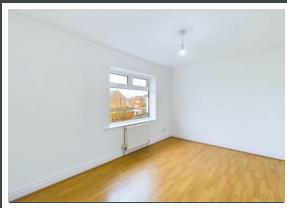
Tenure: Freehold

(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.



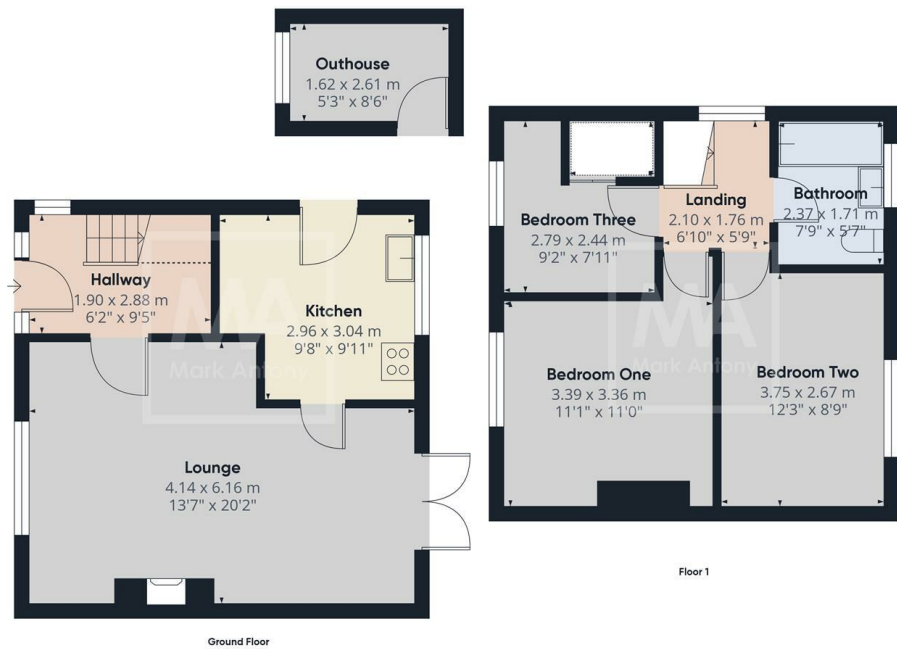


IMPORTANT NOTICE

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.



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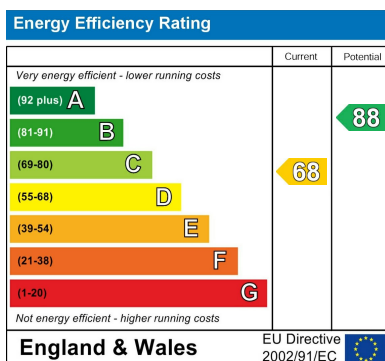
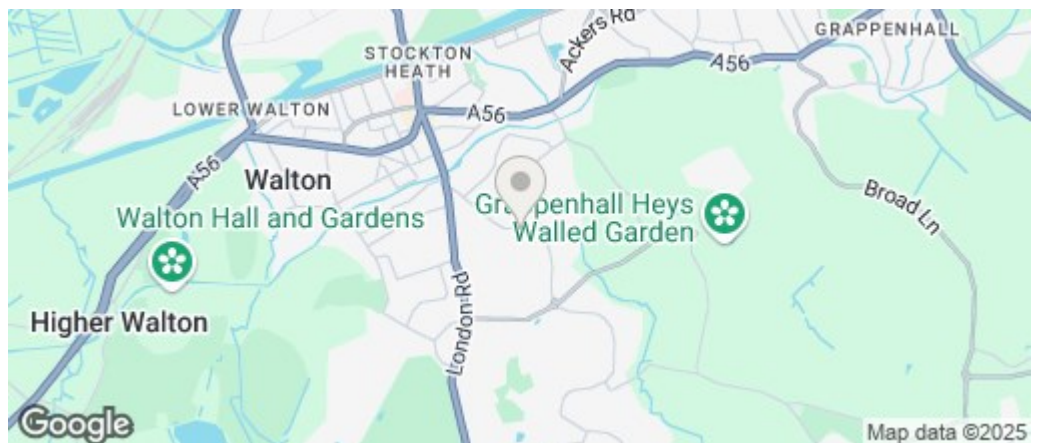
Approximate total area⁽¹⁾
76.24 m²
820.64 ft²
Reduced headroom
1.1 m²
11.82 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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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