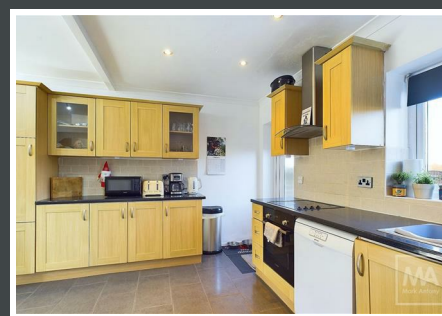
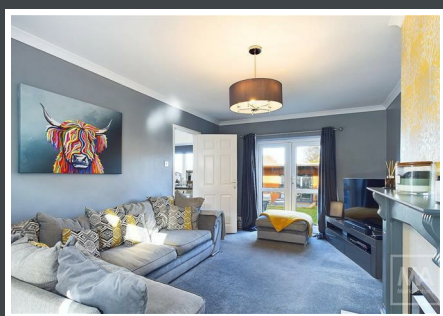




# Ash Lane, Appleton Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Two Double Bedrooms
- Sought-After Location
- Large Outbuildings
- Close To Amenities
- Modern Family Bathroom
- Bright and Airy
- Private Rear Garden
- Close To Schools
- First Time Buyers
- Close To Shops

## INTERIOR

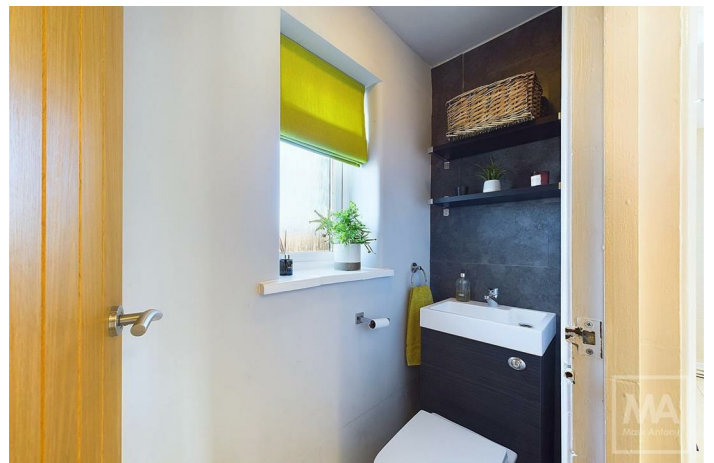
Now available to view, we proudly present this beautifully presented two-bedroom terraced home located in the heart of Appleton. This property boasts stylish interiors and excellent outdoor spaces making this the perfect residence for first time buyers or small families. As you arrive at the property you will be captivated by the charming exterior this home has to offer. Once you enter the property you will be invited into the bright and airy lounge featuring a statement fireplace and stunning views of the rear garden. Adjacent to this, you will find a spacious kitchen-diner featuring integrated appliances, ample counter space and natural lighting radiating throughout this space. The kitchen-diner is the perfect place for meal preparation and evening meals. As you ascend the staircase, you will find two double bedrooms with ample space for furniture and a modern family bathroom and separate wc. Located in a desirable residential area, this home is within easy reach of local amenities, schools, and transport links

## GARDEN

To the rear of this property, you will find a large private garden that provides the perfect retreat, featuring a well-maintained lawn and a paved area for outdoor dining. A standout feature is the spacious garden outbuilding—currently a stylish bar and lounge, but effortlessly adaptable into a home office, gym, or elegant reception room.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (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.

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** B

**Tenure:** Freehold

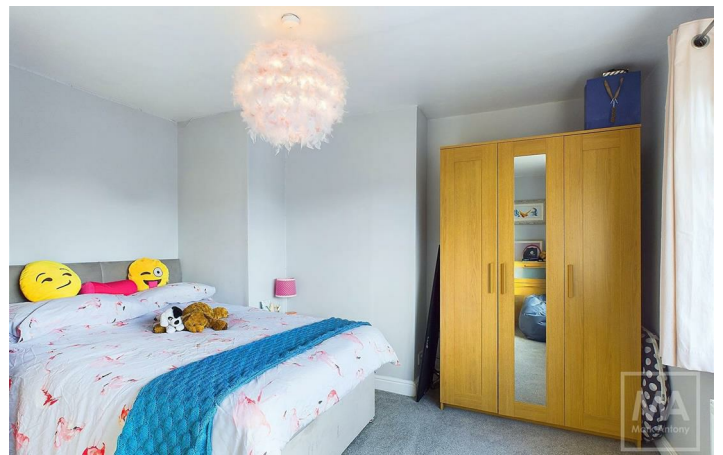
(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

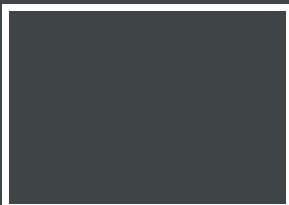
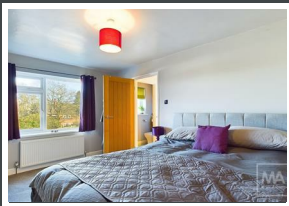
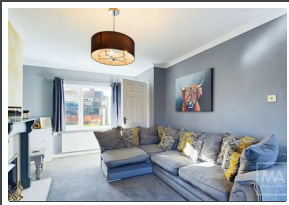
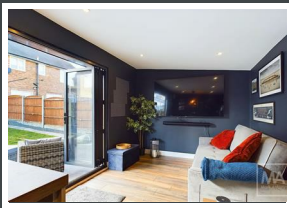
Not included in the asking price.

Items may be available under separate negotiation.







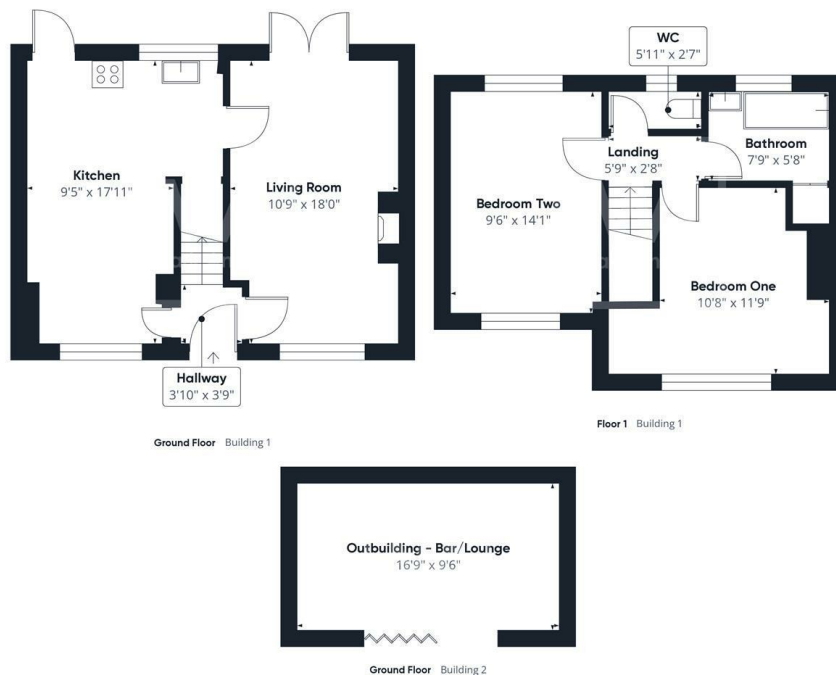


## IMPORTANT NOTICE

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.



**Mark Antony**  
SALES & LETTING AGENTS

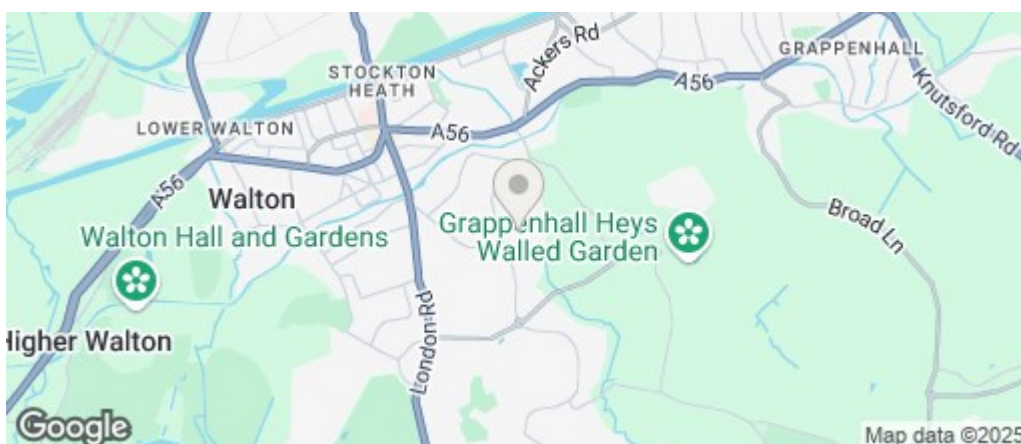


Approximate total area<sup>(1)</sup>  
931.2 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



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

Sales@MarkAntonyEstates.com  
www.MarkAntonyEstates.com  
Tel: 01925 267070