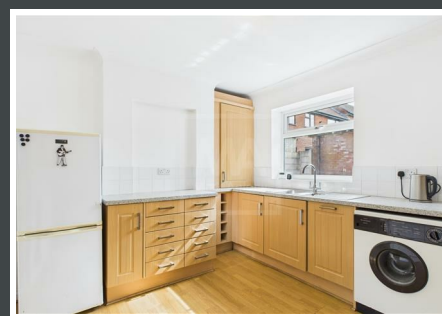
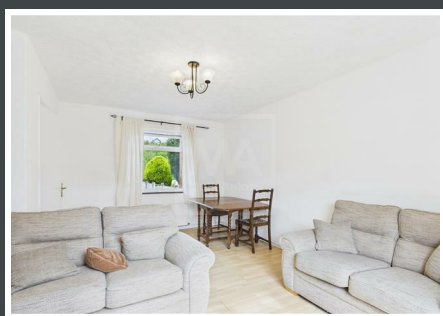




Dale Lane, Appleton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Quiet Location
- Semi-Detached
- Modern Bathroom
- Private Garden
- Gated Driveway
- Freehold
- Neutrally Decorated
- Ample Storage
- Garage and Outbuilding

INTERIOR

Open either the driveway gates or the footpath gate to enter this cosy home perfect for first time buyers. The house faces onto a stunning spread of greenery - bushes and trees which will be beautiful year round. A lush stretch of grass leads you to the front door. Step inside to a tidy, modern hallway with a convenient downstairs WC tucked away. The bright living room features a stylish statement mantelpiece, built-in shelving, and lovely green views, creating a calm and relaxing space to unwind. The kitchen is spacious and functional, with plenty of storage, generous worktop space, and room for all your essential appliances — ideal for both everyday cooking and hosting friends. Upstairs, the landing leads to three light-filled bedrooms, each with great potential to make your own. The main bathroom is neat, neutral, and well-positioned close to all bedrooms. With great natural light throughout and a peaceful outlook, this is a wonderful opportunity to step onto the property ladder in a home you can grow into and enjoy.

GARDEN

The back garden is accessible from the main house as well as a side passage. There is a paved patio area perfectly placed for both shade and sunshine, ready for outdoor furniture. There is a set of steps up to the lawn and a handy outbuilding for some extra outdoor storage.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via Virgin)



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

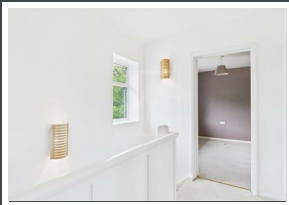
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.



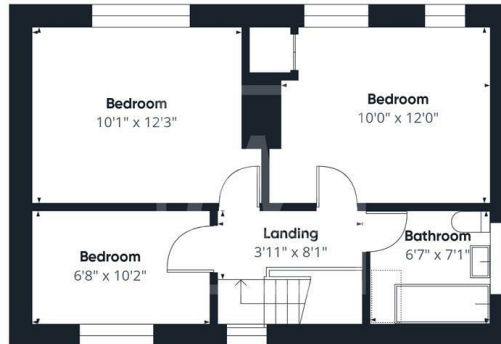


IMPORTANT NOTICE

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.



Ground Floor



Floor 1



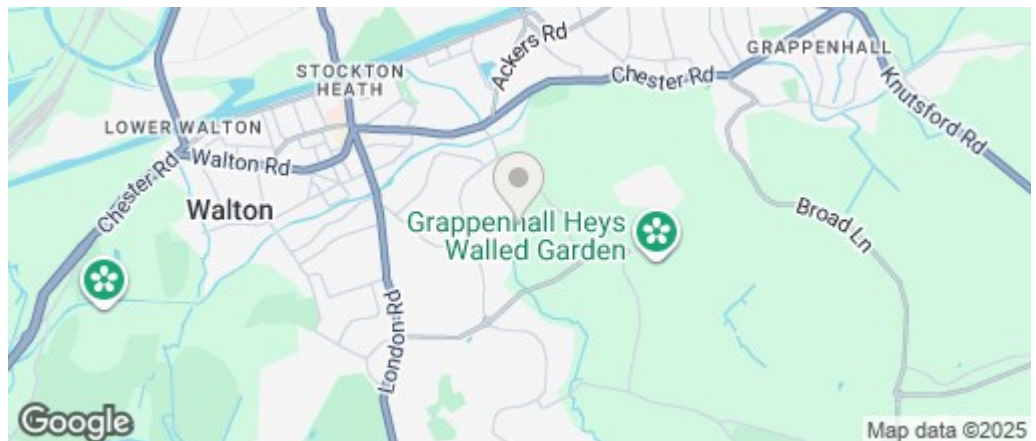
Approximate total area⁽¹⁾
816 ft²
Reduced headroom
11 ft²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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