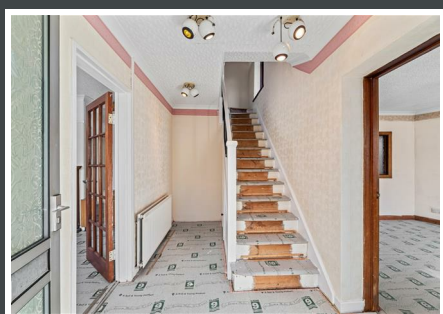




Farm Lane, Appleton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Three Bedrooms
- Additional Loft Space
- Freehold Title
- Driveway Parking
- Private Garden
- Spacious Living Areas
- Desirable Location
- Investment Opportunity
- First Time Buyers

INTERIOR

Access to the property begins via a welcoming porch that opens into a hallway, leading to a bright and spacious living room. This inviting space features a large window and a charming fireplace, creating a warm and comfortable atmosphere. Continuing through the home, you'll find a well-lit dining area where natural light pours in with easy access to the conservatory- an ideal setting for relaxing or entertaining with patio doors to the garden.

The layout flows effortlessly into a large well-equipped kitchen with access to the secondary family room, an added bonus for growing families or those looking for a multi-functional space.

Upstairs, the home presents a spacious three-piece family bathroom, providing functionality. There are three well-proportioned bedrooms, with both the first and second bedroom benefitting from built in wardrobes. There is also the added bonus of a loft space which has flooring as well as lighting, perfect as a potential fourth bedroom.

Thoughtfully designed throughout, this home blends practicality with comfort, making it an appealing choice for both investors and first-time buyers.

GARDEN

The garden is beautifully arranged over multiple levels, featuring a patio area with steps leading up to a well-kept lawn bordered by mature shrubbery. Offering complete privacy with no overlooking houses, this tranquil outdoor space is ideal for keen gardeners or for entertaining guests.

To the front, a lawn lined with shrubbery as well as a generous sized driveway.

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: D

Tenure: Freehold

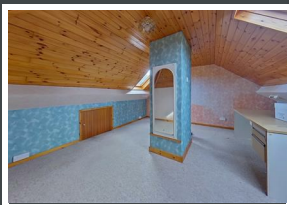
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

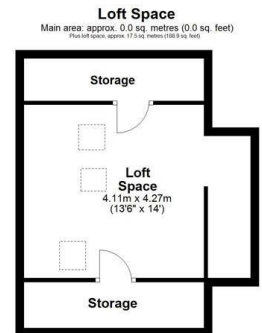
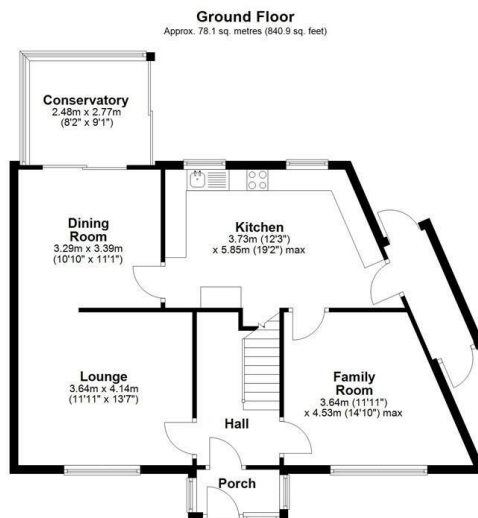
Items may be available under separate negotiation.



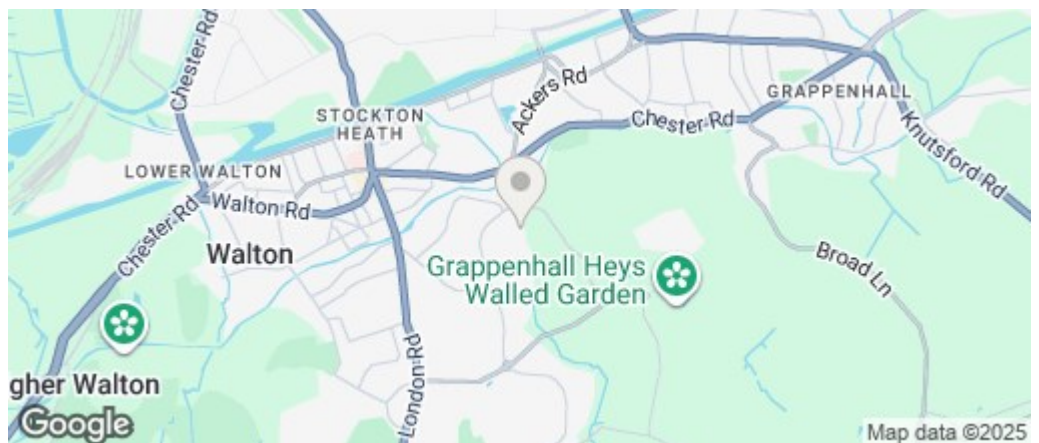


IMPORTANT NOTICE

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.



Main area: Approx. 121.8 sq. metres (1310.8 sq. feet)
Plus loft space, approx. 17.5 sq. metres (188.9 sq. feet)



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



Mark Antony
SALES & LETTING AGENTS

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