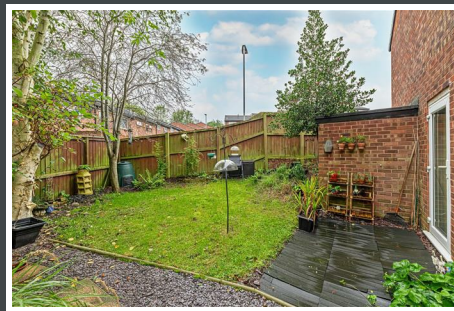




Dale Lane, Appleton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Family Home
- Close to Schools
- Welcoming Garden
- Great Potential
- End Mews
- Popular Location
- Three Bedrooms
- Open Plan Lounge/Diner
- First Time Buyers
- Woodland Walks

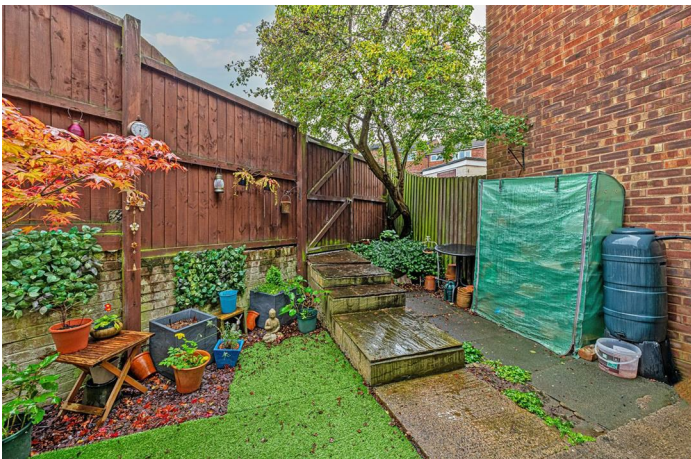
DESCRIPTION

A charming family home located in the sought-after area of Appleton. This delightful end terrace house boasts three bedrooms and is conveniently close to schools and lovely woodland walks which makes it perfect for a growing family.

Entry into the property is via the hallway which provides access to the lounge/diner which stretches the entire length of the home, providing a fabulous open family room ideal for gatherings and entertaining. The kitchen is to the rear, providing ample storage space for everything a family will need. The ground floor is also home to a convenient WC. To the first floor, there are three great-sized bedrooms as well as a well equipped family bathroom.

GARDEN

This home enjoys a great-sized wrap around garden which is a welcome retreat from the hectic working day and a great space for relaxing during the summer months. This property also benefits from local woodland walks nearby providing a perfect setting for dog walks and gentle strolls through nature.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 7.70m x 3.55m Lounge
- 2.61m x 2.64m Kitchen
- 1.61m x 0.84m WC

FIRST FLOOR

- Landing
- 3.88m x 3.14m Bedroom One
- 3.75m x 2.87m Bedroom Two
- 3.05m x 2.24m Bedroom Three
- 1.67m x 2.48m Bathroom

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.

DISTANCES

- Stockton Heath 1 mile walk
- The Dingle 2 minute walk
- Appleton Thorn 3 miles
- Manchester Airport 15 miles via M56
- Manchester City Centre 25 miles via M56
- Liverpool City Centre 28 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: B

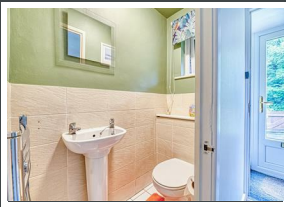
Tenure: Freehold

(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.

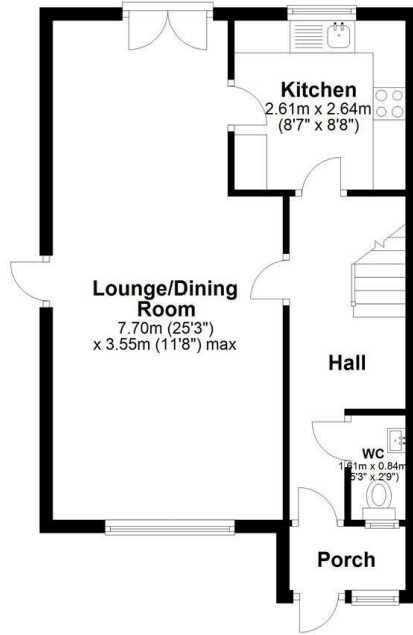




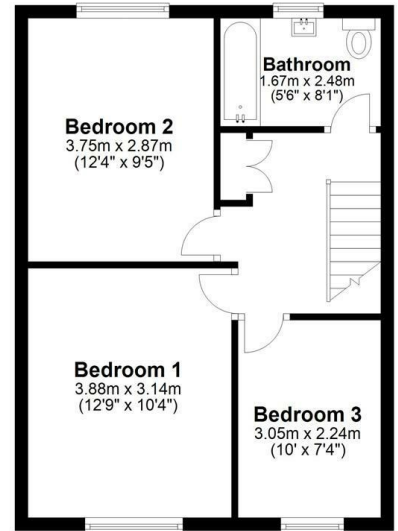
IMPORTANT NOTICE

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.

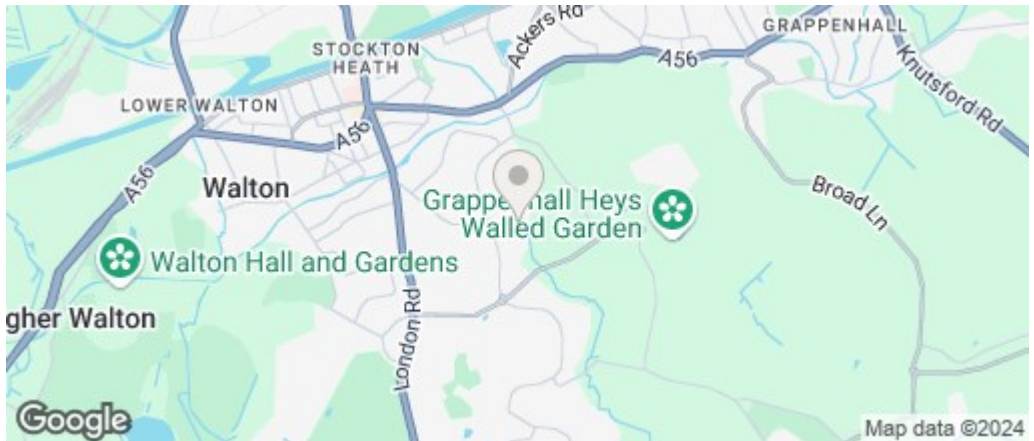
Ground Floor
Approx. 43.6 sq. metres (468.8 sq. feet)



First Floor
Approx. 42.1 sq. metres (453.3 sq. feet)



Total area: approx. 85.7 sq. metres (922.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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