



Dingleway, Appleton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Spacious Lounge
- Off Road Parking
- Reputable Schools
- Two Double Bedrooms
- Freehold Title
- Scope For Modernisation
- Large Garden
- Close To Amenities
- Dual Aspect Windows

INTERIOR

Access to the property begins via a welcoming hallway leading into the bright lounge featuring dual aspect windows to the front and to the rear garden. The layout flows effortlessly into the well equipped kitchen, offering scope for modernisation with access to the garden, there is also a dining space with a door leading to the front of the property adding practicality.

Upstairs, the home presents a spacious family bathroom with access to the separate w.c. There are two well-proportioned bedrooms. The main bedroom benefits from fitted wardrobes, with the second bedroom having dual aspect windows flooding the room with natural light.

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

GARDEN

The true showstopper of this property is its generous rear garden. A spacious patio leads onto a beautifully kept lawn bordered by mature shrubs, creating a sense of privacy and tranquillity. With no overlooking neighbours, it's the perfect setting to soak up the sun or entertain guests in style.

To the front, there is a generous lawn with a separate driveway providing ample off-road parking.

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

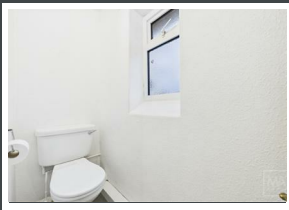
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

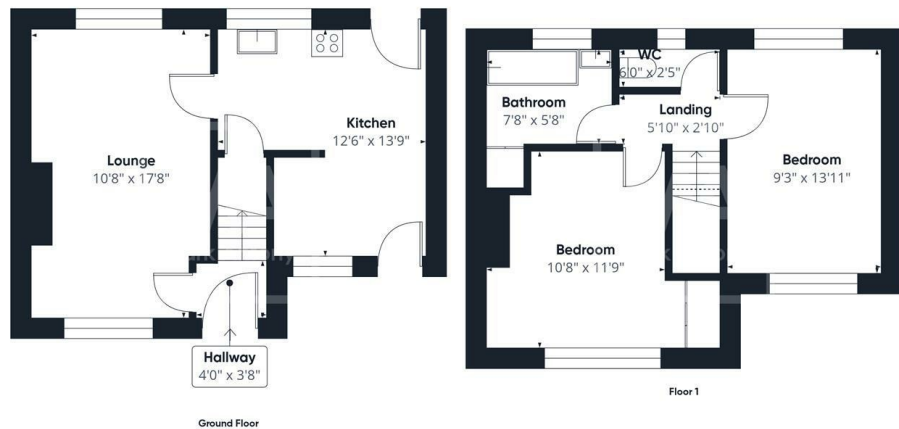
Items may be available under separate negotiation.





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.



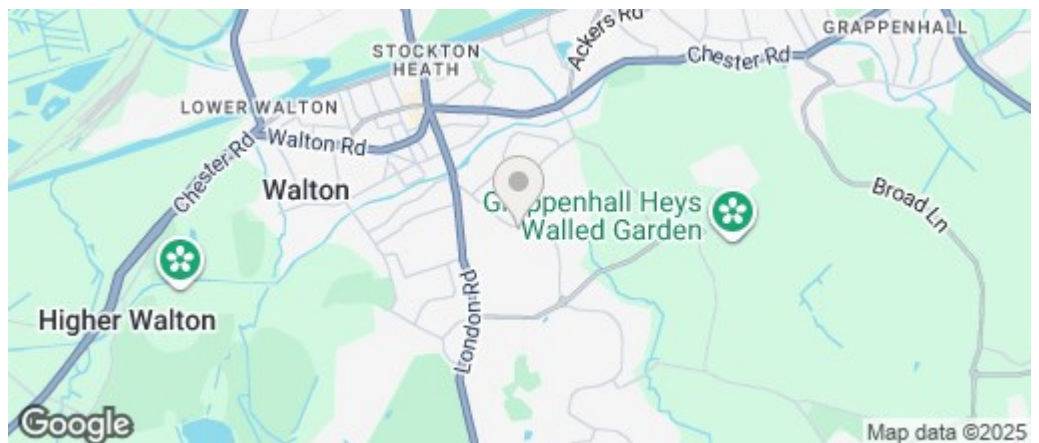
Approximate total area¹
720 ft²

(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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