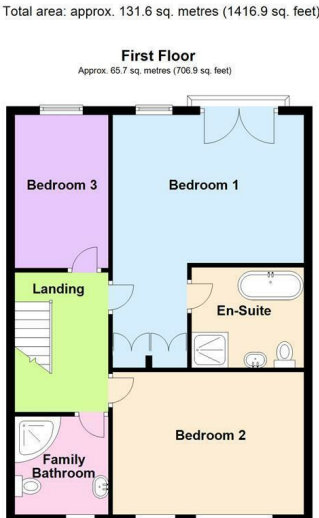
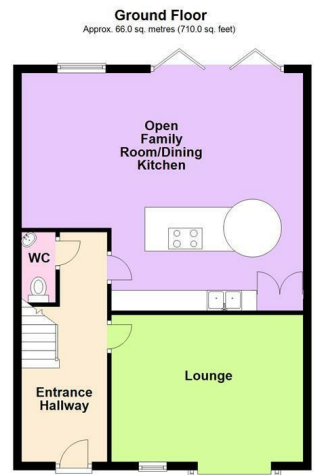


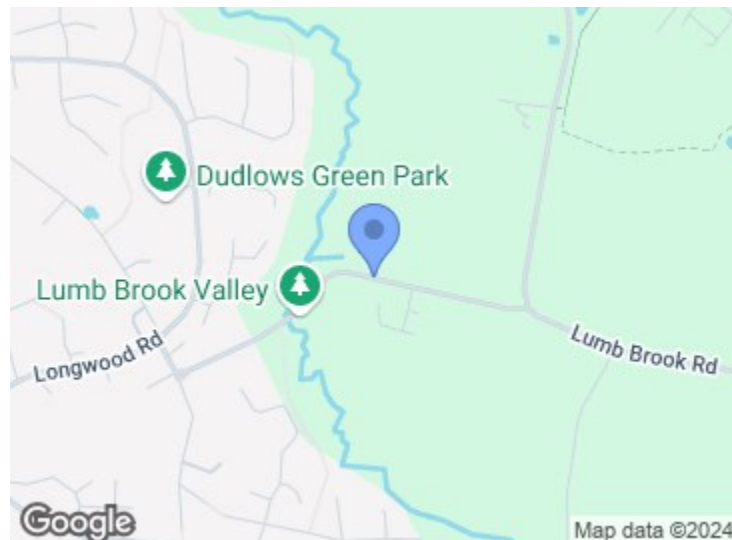
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Total area: approx. 131.6 sq. metres (1416.9 sq. feet)

Location

Dingle Farm is located in a delightful semirural location with an abundance of natural walks and trails on the doorstep. Within close proximity is the picturesque village of Grappenhall with its cobbled streets and pretty church and local public houses offering a warm welcome and good food. Also located only a short distance away is the cosmopolitan village of Stockton Heath which offers a range of associated amenities including retail outlets, restaurants, bars, banks and building societies. For more comprehensive shopping needs the larger commercial town of Warrington is also readily accessible together with access to the M6/M56 motorway networks and subsequently to Manchester and Liverpool airports. Further to the area the ever popular Grappenhall Heys school is within walking distance and is within catchment to this property.



| 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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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£495,000

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Appleton Dingle Lane



Entrance Hallway
18'5" x 6'10" (5.62 x 2.10)

Lounge
11'9" x 15'5" (3.60 x 4.70)

W/C
5'7" x 2'9" (1.72 x 0.84)

Open Family Room / Dining Kitchen
19'1" x 22'7" (5.82 x 6.9)

Landing
10'11" x 7'3" (3.33 x 2.23)

Bedroom One
19'9" x 14'11" (6.02 x 4.57)

En-Suite
7'10" x 8'9" (2.40 x 2.68)

Bedroom Two
11'1" x 14'11" (3.39 x 4.57)

Bedroom Three
11'11" x 7'3" (3.65 x 2.23)

Family Bathroom
7'8" x 7'3" (2.34 x 2.23)

Outdoors

