



Mark Antony
SALES & LETTING AGENTS

To LET



Dingleway, Appleton
Warrington, Cheshire WA4 3AG

£1,350
Unfurnished



Property Features

- Three Bedroom Semi Detached
- Desirable Area
- Two Double Bedrooms
- Vast Garden
- Council Tax Band - B

DESCRIPTION

Step inside this exceptional three-bedroom home located in the desirable Appleton area. Positioned on Dingleway, the property features a spacious lounge with ample room for dining—ideal for family gatherings.

The sleek, modern kitchen is perfect for cooking up a storm, while the expansive rear garden offers a peaceful retreat on warm summer evenings. Upstairs, you'll find two generous double bedrooms, a third versatile room and a well-sized family bathroom. The home also boasts two dedicated driveway spaces, ensuring practical convenience.

Set close to excellent schools and local amenities, this property combines comfort, space and a prime location. Don't miss your chance to view this inviting family home.

Pets may be considered - additional charge
Two driveway parking spaces
Oven hob and extractor fan
Loft and outhouse excluded

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Rental available from: 21st July 2025

Santa Rosa Boulevard
Chapelford
Great Sankey
Warrington
Cheshire
WA5 3AG

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Notes:

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- 2) Any interested party should satisfy themselves about any matter of importance to them and not be solely reliant on the contents of this brochure before making a decision to make an offer.