



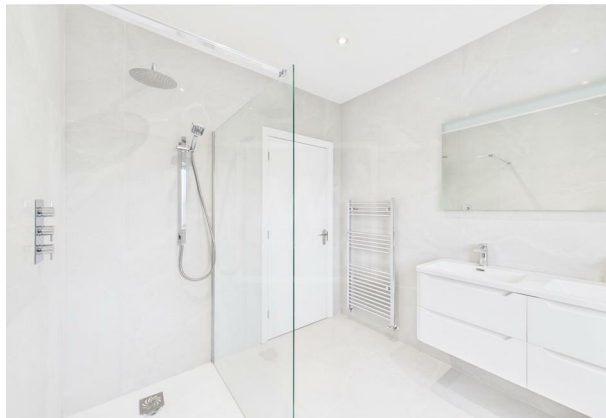
Mark Antony
SALES & LETTING AGENTS

To LET



Dingle Lane, Appleton
Warrington, WA4 3HR

£2,000 Per Month
Unfurnished



Santa Rosa Boulevard
Chapelford
Great Sankey
Warrington
Cheshire
WA5 3AG

www.MarkAntonyEstates.com
Lettings@MarkAntonyEstates.com
01925 267070

Property Features

- Master Bedroom with En suite and Juliet Balcony
- Bespoke Three Bedroom Property
- Open Plan Kitchen/Living Space
- Countryside Views
- Two Allocated Parking Spaces
- Council Tax Band - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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	

DESCRIPTION

Step into this exceptional home in the highly sought-after area of Appleton. Perfectly positioned on Dingle Lane, just moments from the tranquil Dingle nature walk, this property blends peaceful surroundings with modern living.

The welcoming hallway offers generous storage and a convenient downstairs W.C. The lounge is a cosy retreat, ideal for unwinding after a long day. At the heart of the home lies a bespoke kitchen/living space with bifolding doors opening to a charming courtyard, perfect for summer evenings.

Upstairs, the spacious master bedroom features built-in wardrobes, a Juliet balcony with scenic views, and a luxurious en suite with double vanity and rainfall shower. A second double bedroom enjoys countryside views which leads you to a sleek family bathroom, while the third bedroom provides a bright, serene workspace. Additional benefits include two allocated parking spaces and an electric charging point—making this stylish, well-appointed home a rare find in a prime location.

No pets

Two parking spaces including electric charging points to the rear
Loft excluded

Integrated fridge/freezer, washer/dyer and dishwasher

Alarm is none repairable none replaceable

Planters will be removed from the garden

No large vans or caravans

Rental available from: 18th July 2025

Notes:

1) Mark Antony Estates has produced this brochure in good faith, the details are set out as a general guide only and do not constitute any part of any contract. Any appliances, services or socket outlets or cables including; Electrical, Telephone, TV and Satellite have not been tested and are not guaranteed.

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.