



Dingleway, Appleton Warrington, Cheshire

Four Bedrooms • Generous Plot • Modern Throughout • Open Plan Living • Wrap Around Garden • Drive For Multiple Cars • Two Bathrooms And W.C • Excellent Location • Fully Renovated • Close To Local Amenities



Mark Antony
SALES & LETTING AGENTS



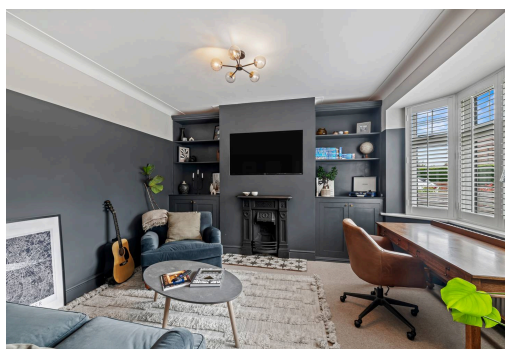
INTERIOR

Step through the front door into a bright and welcoming hallway that immediately sets the tone for the rest of this beautifully presented home. Designed with modern family living in mind, the property offers a stylish and contemporary interior, centred around an impressive open-plan kitchen, dining, and family room. Bi-fold doors span the rear of the room, opening effortlessly onto the garden and creating a seamless connection between indoor and outdoor living. A separate lounge provides additional living space, featuring a striking media wall and cosy fireplace that create a warm and inviting retreat. The ground floor is further enhanced by a practical utility room, a convenient WC, and a versatile study/playroom, offering flexible accommodation to suit a variety of lifestyles. Upstairs, there are four bedrooms complemented by a well-appointed family bathroom. The principal bedroom boasts a beautiful bay window, walk-in wardrobe, and a sleek, modern en-suite featuring a walk-in shower. Bedroom two also benefits from a further En-suite, and also built-in wardrobes. Additionally, the loft has been fully boarded and plastered, and is equipped with electrics, lighting.



EXTERIOR

The rear garden has been thoughtfully landscaped to create a low-maintenance yet highly attractive outdoor space, ideal for both entertaining and family enjoyment. A generous paved terrace extends directly from the property, providing the perfect setting for al fresco dining, summer gatherings, or simply relaxing in the sun. Whilst a further garden area, laid with artificial lawn offers a private and secure environment for children and pets. Combining stylish design with practicality, the garden provides a versatile outdoor retreat that can be enjoyed throughout the year. To the front, the property benefits from an attractive and low maintenance lawn with ample off road parking for multiple cars as well as an E.V charging point.



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.

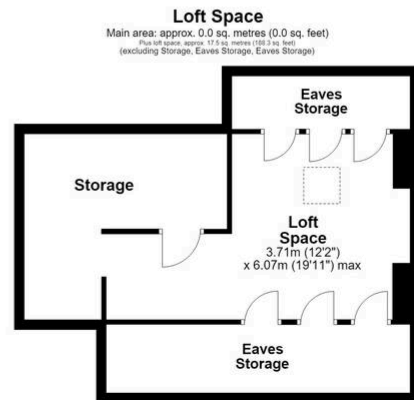
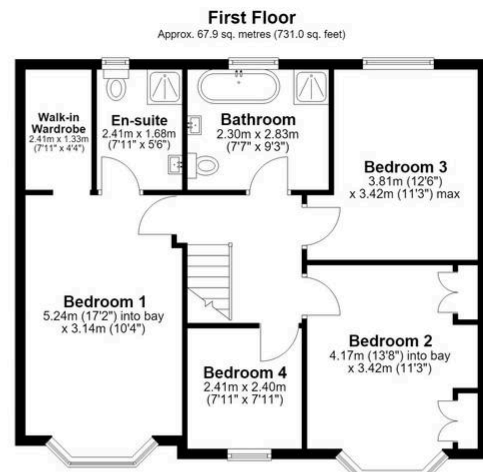
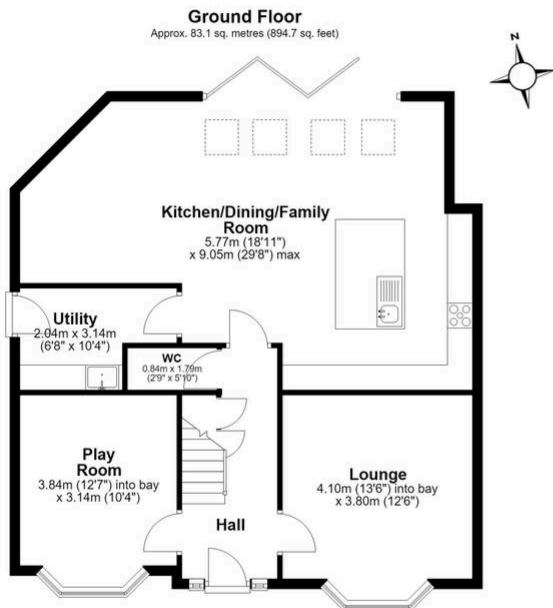
GENERAL INFORMATION

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D





Main area: Approx. 151.0 sq. metres (1625.7 sq. feet)
Plus loft space, approx. 17.5 sq. metres (188.3 sq. feet)

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
Items may be available under separate negotiation.