



Dingle Lane, Appleton

Warrington Cheshire

Semi Detached Family Home • Three Double Bedrooms • Freehold Title • Modern and Move In Ready Throughout • Driveway Parking • Private Paved Rear Garden • Open Plan Kitchen/Diner • High Specification Throughout • Semi-Rural Location • Two Newly Upgraded Bathrooms



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

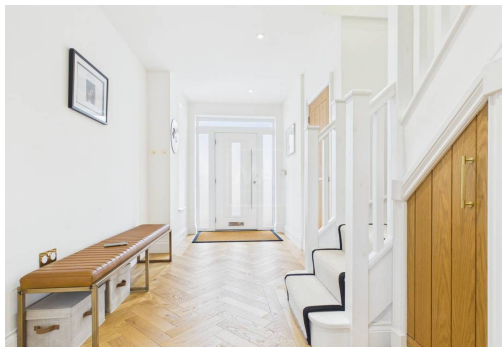
This exceptional three-bedroom semi-detached home is beautifully presented throughout and finished to an outstanding standard, with the wow factor evident in every room. Stylish, sophisticated and truly move-in ready, this property delivers the perfect blend of contemporary design, comfort and practicality, making it the perfect family home. From the moment you step inside, the attention to detail is immediately apparent, with high-specification finishes, sleek interiors and a wonderful sense of space throughout. To the front of the home is the lounge, beautifully presented and featuring multiple windows that flood the room with natural light, creating a warm and welcoming ambience perfect for relaxing family evenings. At the heart of the home is the impressive contemporary kitchen, finished to a high specification with sleek cabinetry, quality worktops and integrated appliances. The dining space is perfect for everyday family living and entertaining, with bi-fold doors seamlessly opening onto the garden, creating a wonderful connection between the stylish interior and private outdoor space.



Adjacent to the kitchen/diner is a practical modern utility room, thoughtfully designed to provide a discreet space for everyday household tasks. The ground floor concludes with a WC for added practicality. Upstairs, the property continues to impress with three generously proportioned double bedrooms, each offering a comfortable and stylish retreat. The stylish principal bedroom benefits from a spacious walk-in wardrobe and a contemporary en-suite, creating a luxurious and private space to unwind.

GARDEN:

The spacious and private rear garden provides a stunning outdoor retreat, beautifully finished with contemporary porcelain tiles and bordered by colourful flower beds. A striking central olive tree creates a natural focal point, adding character and tranquillity, while the generous layout offers an ideal setting for relaxing, entertaining and enjoying outdoor living.



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: E
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: B





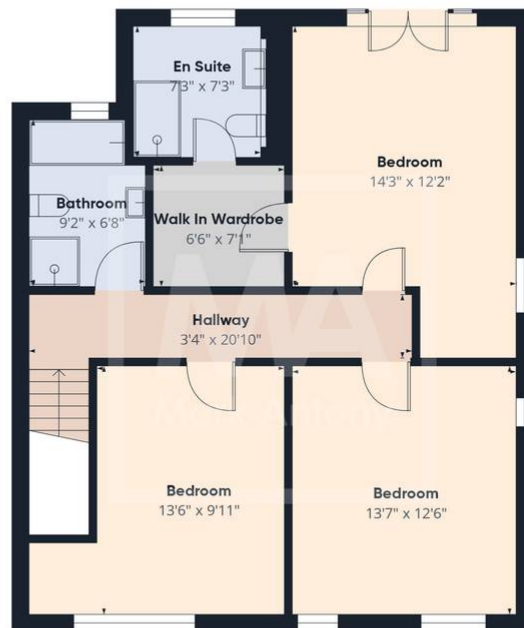
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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1604 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.



Note: 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 to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase, we advise you to contact us 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 representation of fact.



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