Dudlow Green Road, Appleton

Warrington,Cheshire

No Onward Chain • Over 55's • Ground Floor// One Level Living • Spacious Shower Room • Spacious Bedroom With Integrated Wardrobes • Communal Garden To The Rear • Bright and Airy • Off Road Parking - Non Allocated. • Sought-After Location • Private Front Door Access

MA Mark Antony

Mark Antony

SALES & LETTING AGENTS

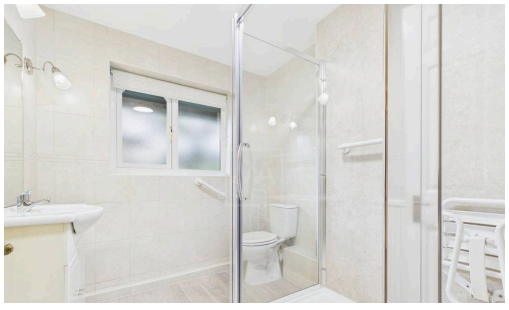
SCAN ME!

INTERIOR:

Offered for sale with no onward chain this delightful home welcomes you via a bright and airy hallway providing access to all areas of the home. To the right of the hallway you will find a generously sized lounge and dining area boasting a feature fireplace and offering an airy, light-filled space perfect for relaxing or entertaining. The lounge flows seamlessly through an elegant archway into a well-appointed kitchen featuring ample space for freestanding appliances and meal preparation all with charming views over lush greenery. This wonderful home provides a double bedroom providing a peaceful retreat, complemented by a stylish shower room. Natural light fills every corner of the home, creating a warm and inviting atmosphere throughout.

EXTERIOR:

Externally, this property enjoys stunning communal gardens, perfect for enjoying the summer sun, chatting with other residence or simply relaxing with a cup of coffee.



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: C
- Tenure: Leasehold
- EPC Energy Efficiency Rating: C

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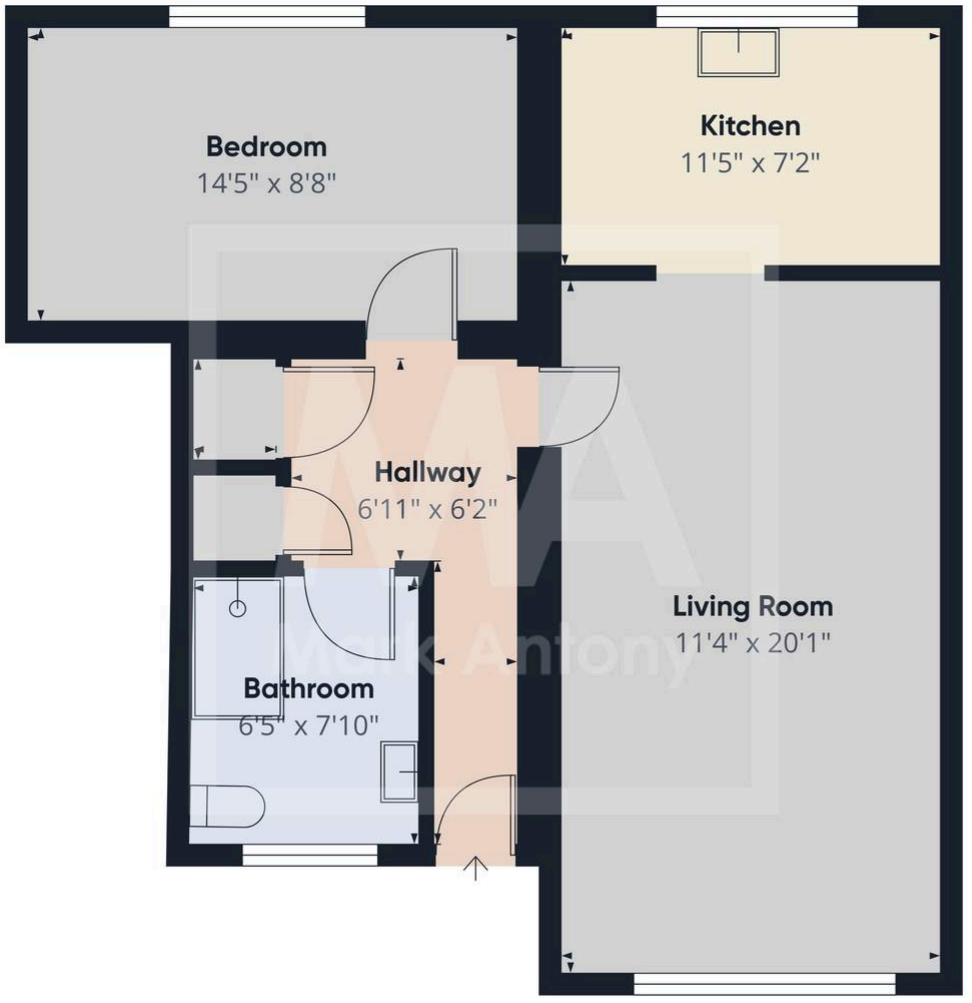

Approximate total area(1)
578 ft²

(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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