



Red Lane, Appleton Warrington, Cheshire



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SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Bungalow
- No Chain
- Beautifully Maintained
- Close to Stockton Heath
- Light and Airy
- Conservatory
- Attached Garage
- Close to the Local Schools
- Idyllic Surroundings
- Potential for Extension



DESCRIPTION

With no chain we present this stunning detached bungalow situated in the desirable location of Appleton. Boasting a sizable plot, this three bedroom home enjoys a light and airy feel and is beautifully maintained inside and out. With the potential to extend into the loft this home is not to be missed.

Access into this spacious home is via a welcoming porch leading into the spacious lounge and dining area which naturally flows into the kitchen, breakfast room and garden room. From the lounge you are presented with a hallway allowing entry into the three bedrooms, bathroom, shower room and garage.

GARDEN

Boarded by trees and shrubs this fabulous property boasts well maintained gardens at the front and back. Having the perfect mixture of lawn and a patio area, this would be great for the warm summer nights. Parking is available for multiple cars to the rear of the property along with the garage.



SUMMARY OF ACCOMMODATION

- Entrance Hall
- Lounge / Dining Room 7.41m x 4.63m
- Kitchen / Breakfast Room 2.24m x 5.84m
- Garden Room 2.24m x 2.48m
- Garage 5.21m x 2.76m
- Bedroom One 3.64m x 3.66m
- Bedroom Two 3.64m x 2.76m
- Bedroom Three 2.47m x 2.78m
- Bathroom 2.47m x 1.78m
- Shower Room 1.64m x 1.78m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 67Mb (Via BT)

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.

DISTANCES

- Stockton Heath 10 minute walk
- Walton Gardens 1 mile walk
- Warrington Town Centre 3 miles
- Manchester Airport 16 miles via M56
- Liverpool City Centre 21 miles via M62
- Chester City Centre 21 miles via M56
- Manchester City Centre 27 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: E
Ground Rent: £2.00 pa
Lease Remaining: 907 Years
Tenure: Leasehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

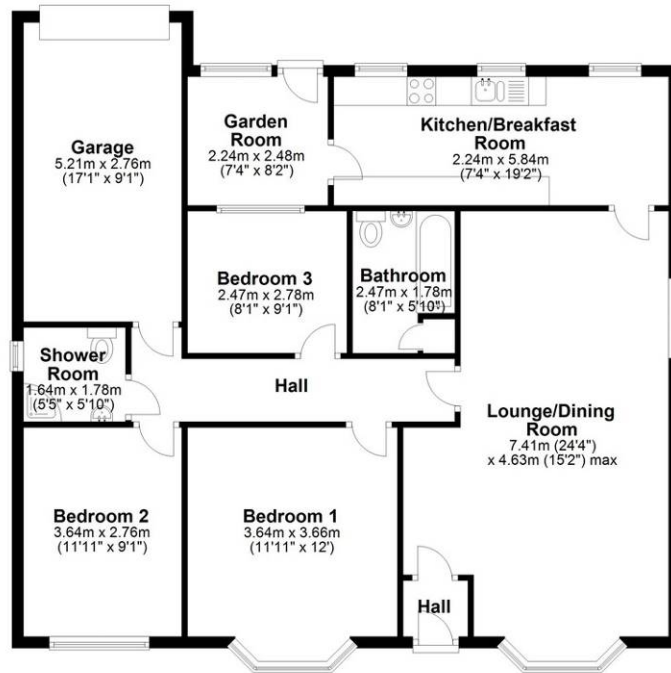
Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.







Ground Floor
Approx. 112.8 sq. metres (1214.4 sq. feet)

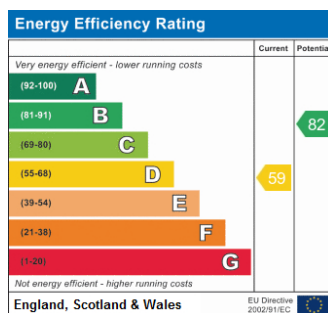


Total area: approx. 112.8 sq. metres (1214.4 sq. feet)



IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers that 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 drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property 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 representations of fact.



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



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