





10 Lyons Lane

Appleton, Warrington

An impressive detached period house with separate annex/apartment, in a private and elevated position on one of the town's foremost roads within easy reach of the village centre with all of its amenities.

Council Tax band: G

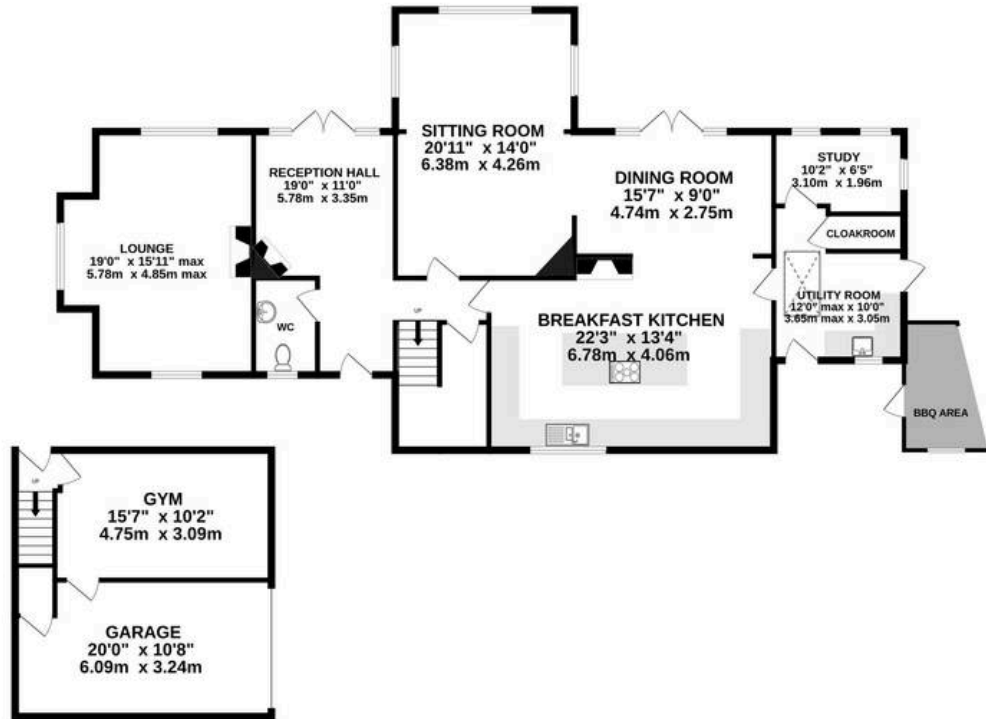
Tenure: Freehold

EPC Energy Efficiency Rating: E

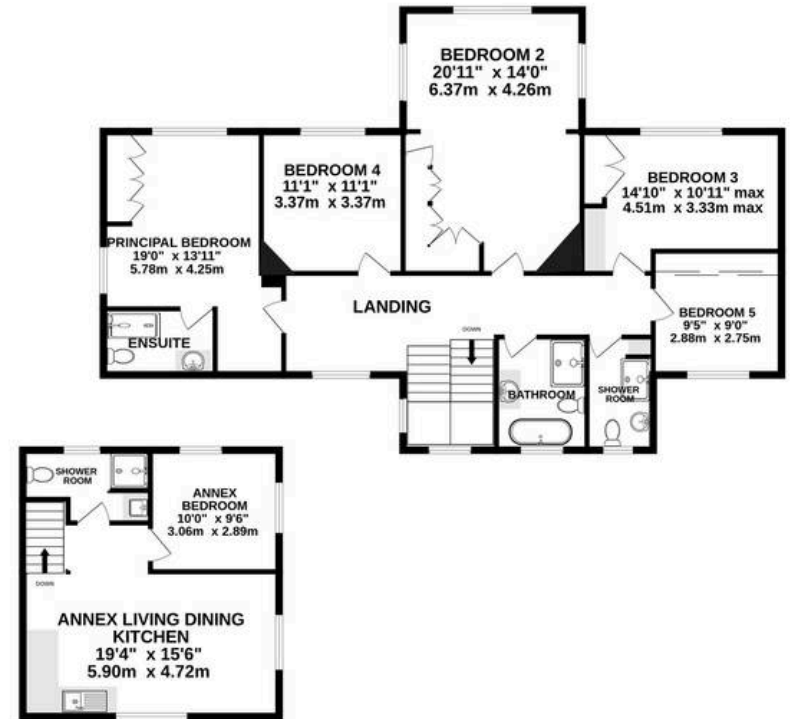
- Beautifully remodelled throughout including a separate annex/apartment over the garage
- Large landscaped third of an acre grounds with electric gates, adjoining the Cricket Club at the rear
- Six bedrooms and four bathrooms in all
- An impressive detached period home on a very sought after and prestigious road



GROUND FLOOR
1912 sq.ft. (177.7 sq.m.) approx.



1ST FLOOR
1664 sq.ft. (154.6 sq.m.) approx.



TOTAL FLOOR AREA : 3576 sq.ft. (332.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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