



## Dingleway, Appleton Warrington

Three Bedrooms • Desirable Location • Light And Airy • Close To Local Amenities • Spacious Living • Driveway Parking • Large Garden • Ideal Family Home • Well Maintained • Close To Local Schools



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

As you step into this charming home, a welcoming hallway sets the tone for the delightful spaces that follow. The inviting lounge is bathed in natural light thanks to its beautiful bay window, creating the perfect setting for relaxation and quality time with loved ones. Conveniently positioned across the hall is a handy WC, adding everyday practicality.

Continuing through the home, you'll find the dining area—an ideal spot for family gatherings and memorable meals. From here, double doors open out to the garden, seamlessly blending indoor and outdoor living. The open-plan breakfast room enhances the sense of space and makes busy mornings feel effortless, flowing directly into the well-appointed kitchen where warm, home-cooked meals come to life.

Upstairs, all three generously sized bedrooms await. The master bedroom features its own elegant bay window, offering a peaceful retreat at the end of the day. The remaining bedrooms provide comfort, privacy, and versatility for family or guests. Completing this floor is the family bathroom, designed to serve the household with ease.



## GARDEN

To the rear of the property lies a charming, idyllic garden—perfect for enjoying long summer days or hosting family gatherings, with ample space for both relaxation and entertainment. The home also benefits from a convenient garage for additional storage, along with a generous driveway providing parking for multiple vehicles.

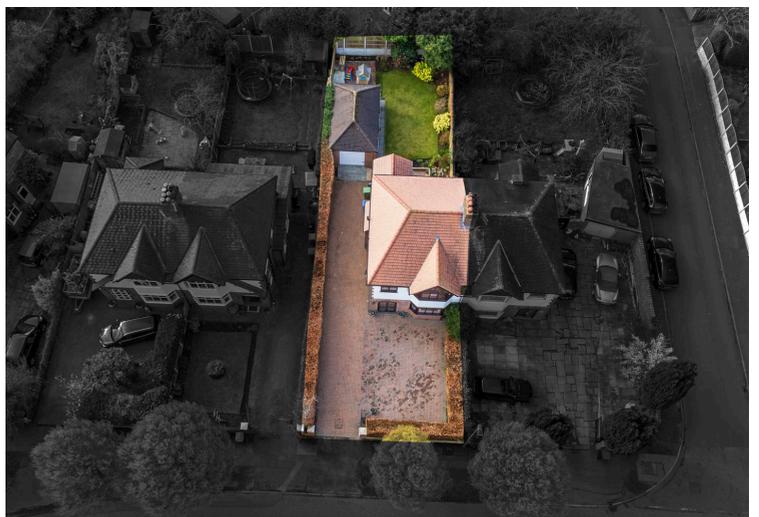


## LOCATION

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.

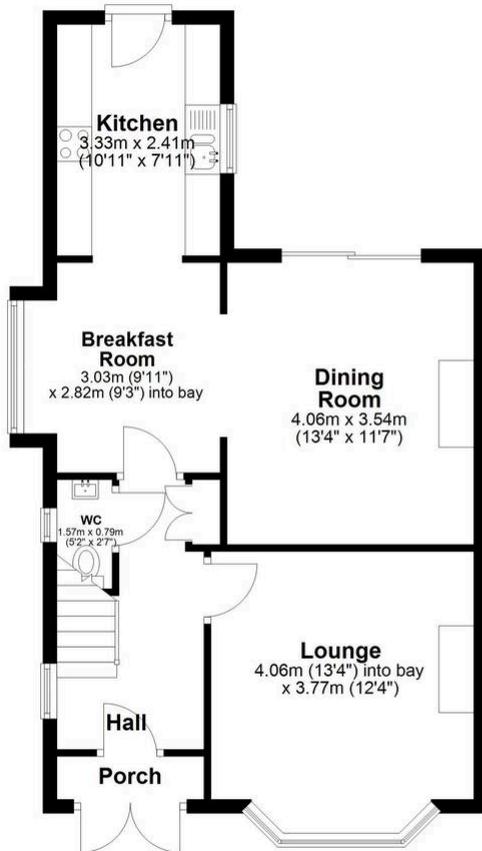
## GENERAL INFORMATION

- › Council Tax band: D
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: C



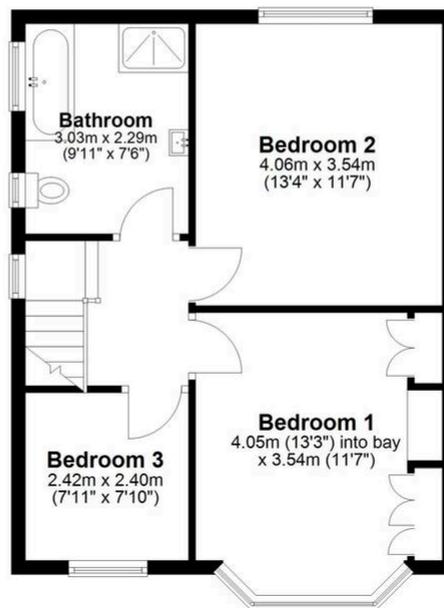
### Ground Floor

Approx. 55.8 sq. metres (600.6 sq. feet)



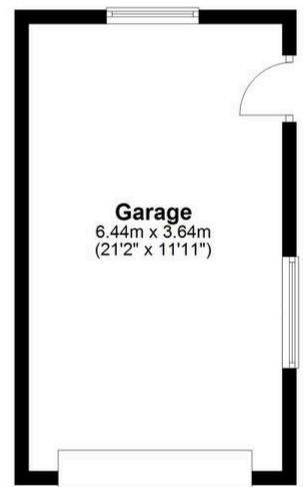
### First Floor

Approx. 46.6 sq. metres (501.8 sq. feet)



### Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garages, approx. 23.4 sq. metres (252.3 sq. feet)



Main area: Approx. 102.4 sq. metres (1102.4 sq. feet)

Plus garages, approx. 23.4 sq. metres (252.3 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.