



Willow Lane, Appleton Warrington, Cheshire



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SALES & LETTING AGENTS

HIGHLIGHTS

- ❑ Sought After Location
- ❑ Detached Bungalow
- ❑ Three Double Bedrooms
- ❑ Fabulous Neighborhood
- ❑ Conservatory
- ❑ Great Potential
- ❑ No Chain
- ❑ Large Garden
- ❑ Garage
- ❑ Off Road Parking



DESCRIPTION

A well maintained detached bungalow in the highly sought-after location of Appleton. This spacious home boasts an abundance of living space and would make the perfect renovation project. There is a generous garden to the rear and driveway parking and garage to the front.

Access into this wonderful home is via a bright and welcoming hallway, leading to a great sized lounge, kitchen / dining room and conservatory. There are also three double bedrooms as well as a family bathroom.

GARDEN

To the rear of the property there is a large and very private garden which is mainly laid to lawn and enjoys a patio area, perfect for alfresco dining. To the front of the property there is a further grass area and driveway parking and garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 3.93m x 5.46m
- Conservatory 3.10m x 2.45m
- Kitchen 3.31m x 2.62m
- Bathroom 1.65m x 1.78m
- WC 0.83m x 1.78m
- Bedroom One 4.25m x 3.01m
- Bedroom Two 3.22m x 3.01m
- Bedroom Three 3.32m x 2.79m
- Garage 5.08m x 2.47m

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 Walking Time | 30 minute walk |
| • Walton Gardens | 3 miles |
| • Warrington Town Centre | 3 miles |
| • Manchester Airport | 15 miles via M56 |
| • Chester City Centre | 21 miles via M56 |
| • Liverpool City Centre | 22 miles via M62 |
| • Manchester City Centre | 22 miles via M56 |

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Tax Band: E

Tenure: Freehold

Contents, Fixtures and Fittings

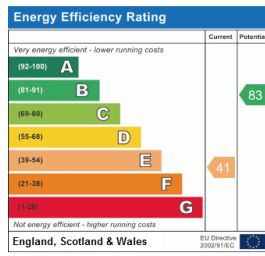
Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.





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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