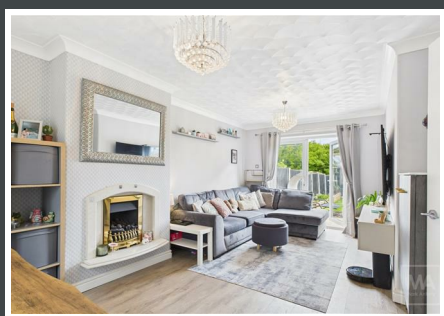




Bridge Lane, Appleton Warrington, Cheshire



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SALES & LETTING AGENTS

HIGHLIGHTS

- Two Bedrooms
- Desirable Area
- Upgraded Driveway
- Light And Airy
- Close To Schools
- Freehold Title
- Private Garden
- Electric Car Charger
- Spacious Living
- Close To Local Amenities

INTERIOR

Upon entering this delightful home, you're welcomed by a hallway that gracefully introduces the character and charm found throughout the property. The journey begins with a spacious living and dining area, bathed in natural light and thoughtfully designed for comfort, perfect for relaxing evenings or entertaining guests. Continuing through the home, the kitchen awaits, a warm and inviting space ideal for preparing hearty meals after a long day. Its layout encourages both functionality and homely charm.

Upstairs, you'll find two generously sized bedrooms, each offering a peaceful retreat and ample space for rest and rejuvenation. Completing the first floor is a stylish, recently renovated bathroom, combining convenience with contemporary finishes

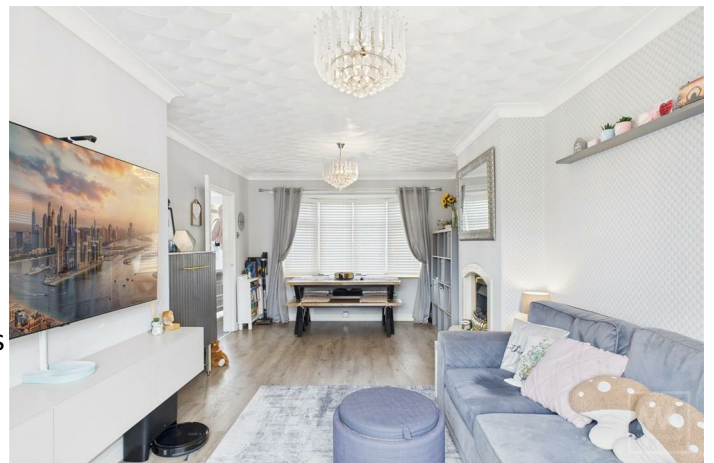
GARDEN

At the rear of the property, you'll discover a charming, private garden, perfect for soaking up the summer sun or hosting memorable family gatherings.

Additional highlights include a spacious driveway offering generous parking and the convenience of a pre-installed electric car charging point.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via Virgin Media)



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

Local Authority: Warrington Borough Council

Council Band: B

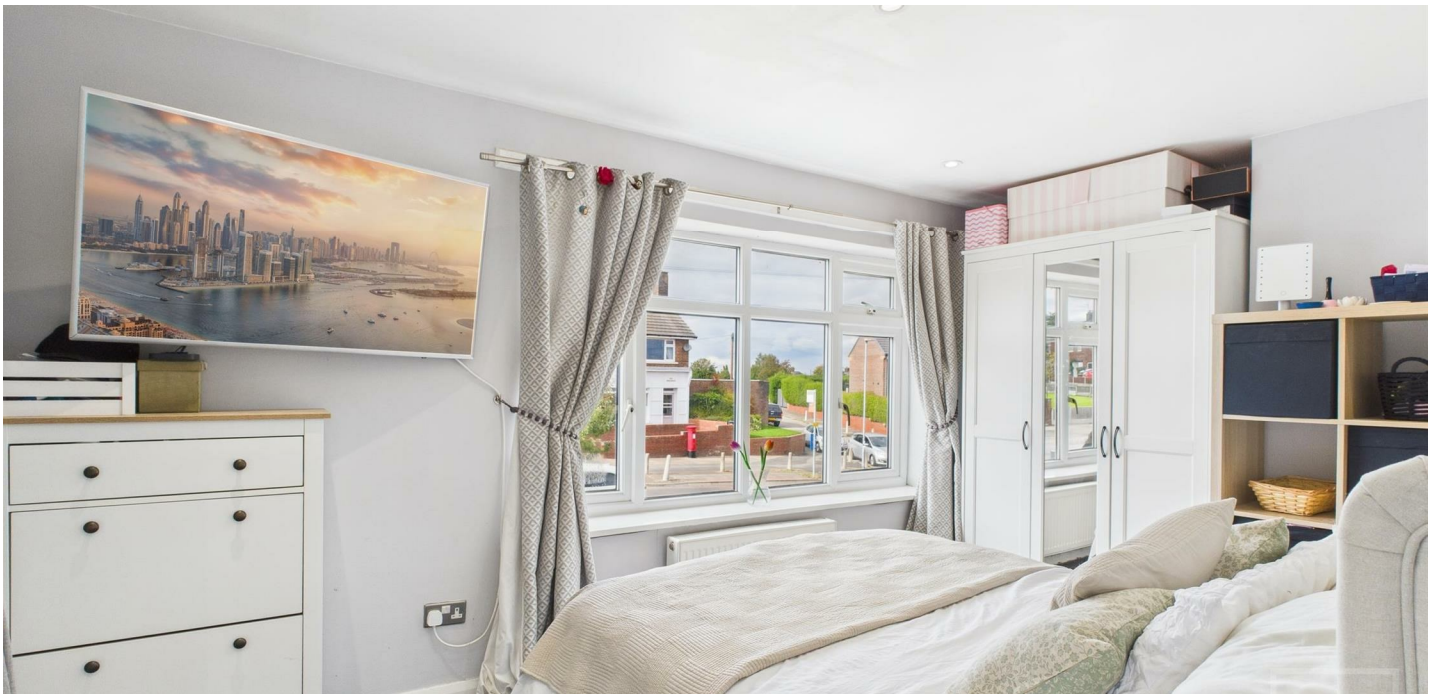
Tenure: Freehold

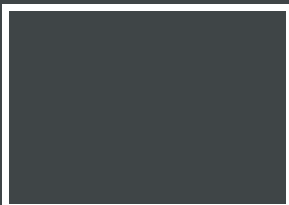
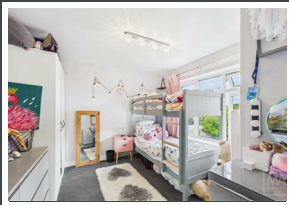
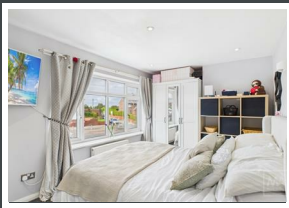
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.





IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties 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.



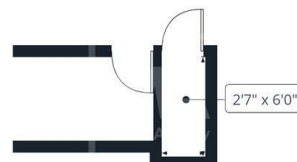
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

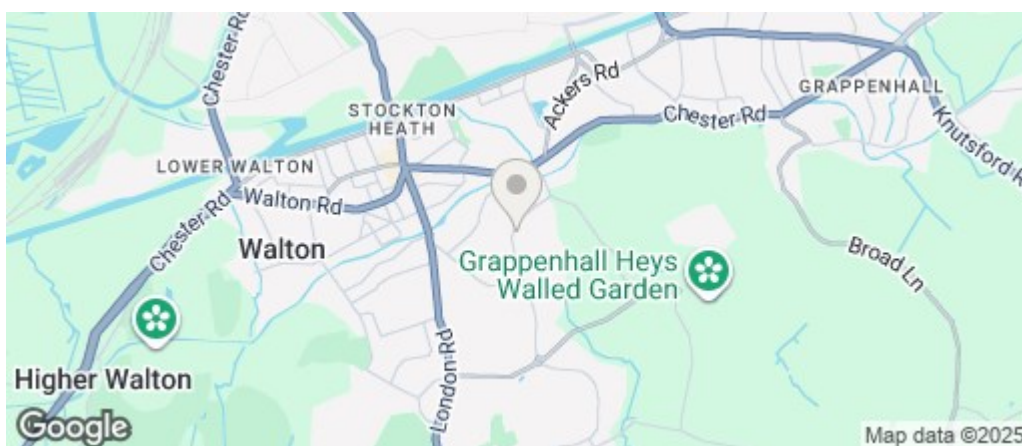


Approximate total area⁽¹⁾
668 ft²

(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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

VIEWING ARRANGEMENTS

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

OTHER SERVICES

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

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

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