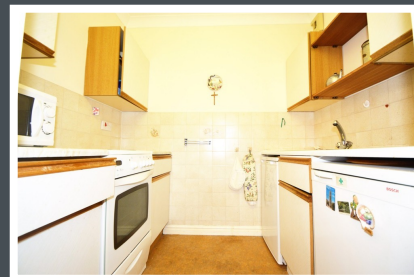




Dingleway, Appleton Warrington, Cheshire



Asking Price Of
£80,000



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SALES & LETTING AGENTS

HIGHLIGHTS

- Purpose Built Complex
- Intercom Entry System
- 1st Floor Apartment
- Beautiful Communal Gardens
- Independent Living
- Lift
- Spacious Lounge
- Separate Kitchen
- One Bedroom
- EPC Rating C



DESCRIPTION

Exclusively for the over 55's. A fabulous opportunity to obtain an apartment set in a purpose built complex with an intercom entry system making it a secure environment. Facilities on site include lift, communal lounge, beautiful communal gardens, guest suite, resident and visitor parking, laundry room and House Manager.

Access to this property is via a secure communal entrance door which has an intercom entry system. The apartment is situated on the first floor and overlooks the front gardens and entrance of the complex enabling you to watch the world go by. Nicely appointed with a walk-in cupboard in the hall, separate kitchen, spacious lounge, bathroom with bath and shower and a double bedroom with built-in wardrobes.



LOCATION

Situated within a short walk of Stockton Heath which is a unique and truly wonderful village encircled by beautiful landscapes and canals. It is home to a number of modern bars, boutiques and restaurants, as well as traditional public houses. Within walking distance you will find some of Warrington's most highly regarded schools, tranquil parks, gardens and the beautiful cobbled Grappenhall Village. Stockton Heath is located within close proximity to the M56 and M6 motorway and only 15 minutes away from Manchester airport.

SUMMARY OF ACCOMODATION

- Entrance Hall
- Lounge 5.2m x 3.2m
- Kitchen 2.2m x 1.7m
- Bedroom 4.6m x 2.8m
- Bathroom 2.3m x 1.7m



GARDENS

Access to residents to beautiful communal gardens which surround the property. The gardens are maintained to a high standard.

DISTANCES

- Stockton Heath 0.2 miles
- Warrington Town Centre 3 miles
- Walton Gardens 2 mile walk
- Chester City Centre 22 miles via M56
- Manchester City Centre 23 miles via M56
- Liverpool City Centre 21 miles via M62

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water and drainage
- Broadband Availability: Up to 76Mb (Via BT)



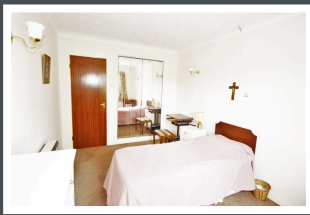
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Ground Rent: £456pa
Service Charges: £1,574pa
Tenure: Leasehold
(to be confirmed by Solicitors.)

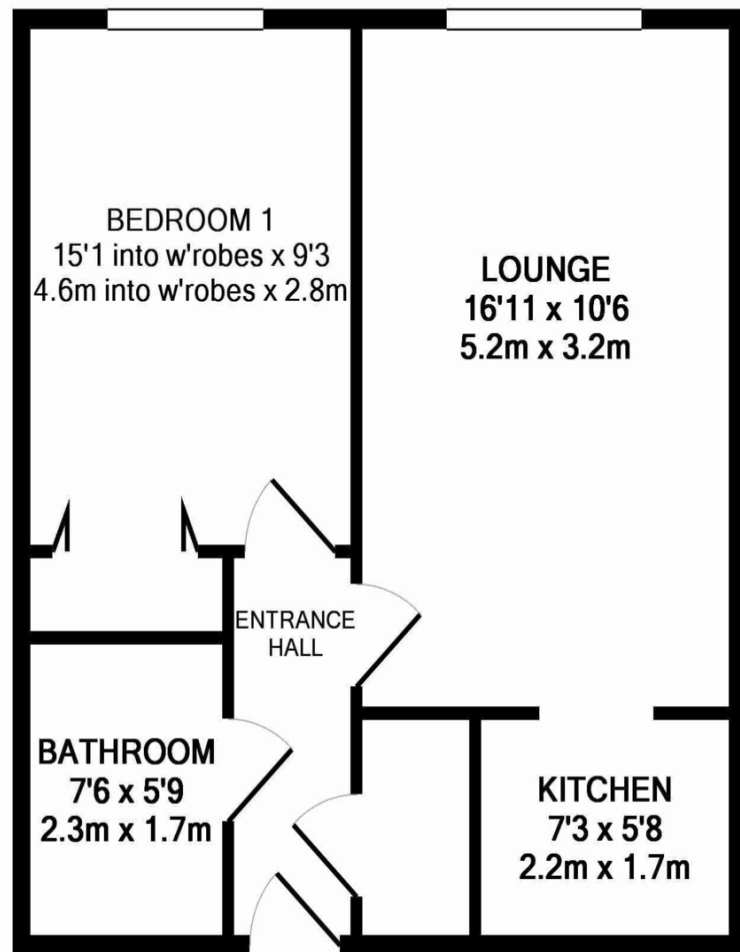
Contents, Fixtures and Fittings

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





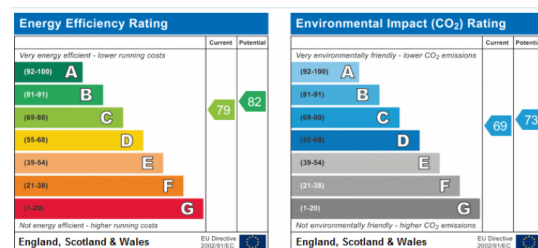
Dingleway, Appleton



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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