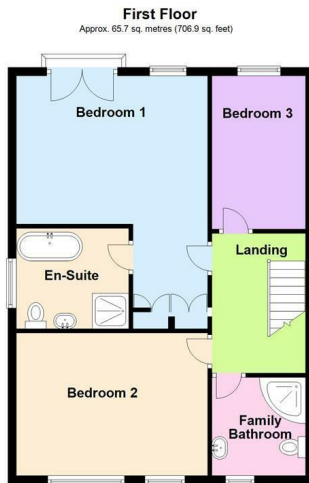


# Appleton

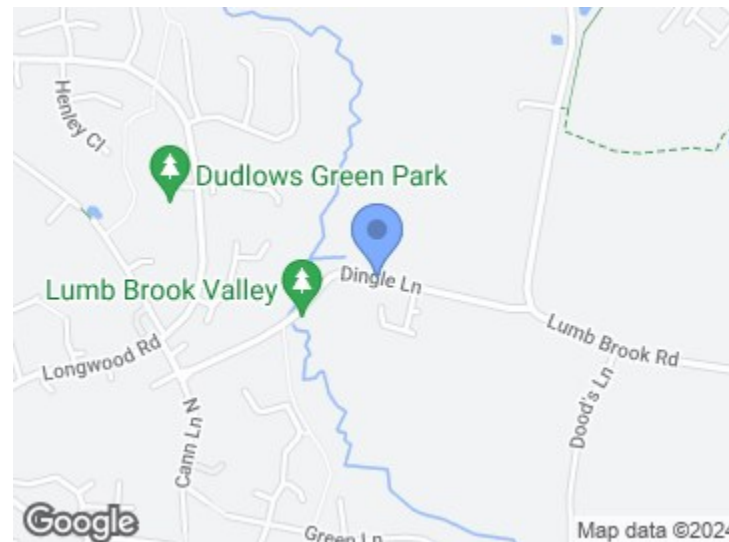


Total area: approx. 131.6 sq. metres (1416.9 sq. feet)



## Location

Dingle Farm is located in a delightful semirural location with an abundance of natural walks and trails on the doorstep. Within close proximity is the picturesque village of Grappenhall with its cobbled streets and pretty church and local public houses offering a warm welcome and good food. Also located only a short distance away is the cosmopolitan village of Stockton Heath which offers a range of associated amenities including retail outlets, restaurants, bars, banks and building societies. For more comprehensive shopping needs the larger commercial town of Warrington is also readily accessible together with access to the M6/M56 motorway networks and subsequently to Manchester and Liverpool airports. Further to the area the ever popular Grappenhall Heys school is within walking distance and is within catchment to this property.



Energy Efficiency Rating		Current	Potential
Vary 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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



A UNIQUE AND UNMISSABLE OPPORTUNITY TO REGISTER EARLY INTEREST – BESPOKE BUILDS BY INDEPENDENT DEVELOPERS – THREE BEDROOM MEWS COTTAGE NESTLED WITHIN ‘THE DINGLE’, APPLETON – Do not miss out on this rare opportunity to pursue one of the stunning new properties in development on Dingle Farm, Dingle Lane. This three bedroom mews cottage home will offer exceptional standards of living, quality and location to its future owners. Call Cowdel Clarke today to find out more and register advance interest.

# Appleton Dingle Lane



**Entrance Hallway**  
18'5" x 6'10" (5.62 x 2.10)

**Lounge**  
11'9" x 15'5" (3.6 x 4.7)

**W/C**  
5'7" x 2'9" (1.72 x 0.84)

**Open Family Room / Dining Kitchen**  
19'1" x 22'7" (5.82 x 6.9)

**Landing**  
10'11" x 7'3" (3.33 x 2.23)

**Bedroom One**  
19'9" x 14'11" (6.02 x 4.57)

**En-Suite**  
7'10" x 8'9" (2.4 x 2.68)

**Bedroom Two**  
11'1" x 14'11" (3.39 x 4.57)

**Bedroom Three**  
11'11" x 7'3" (3.65 x 2.23)

**Family Bathroom**  
7'8" x 7'3" (2.34 x 2.23)

**Outdoors**

