





# Chapel Lane, Appleton Thorn, Warrington

£325,000

3 1 1





A three bedroom semi-detached house with large gardens and far reaching views offering huge potential on Chapel Lane, Appleton Thorn.

Features include; UPVC double glazing, gas fired central heating, entrance hall, lounge, kitchen, bathroom and three good size bedrooms. Outside the large garden borders open farmland at the rear and provides excellent scope for extension is desired (subject to the necessary consents being obtained).

Early Viewing Essential. No Chain Delay With This Sale.

### Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

### Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate.

### Agents Notes

Tenure: Freehold

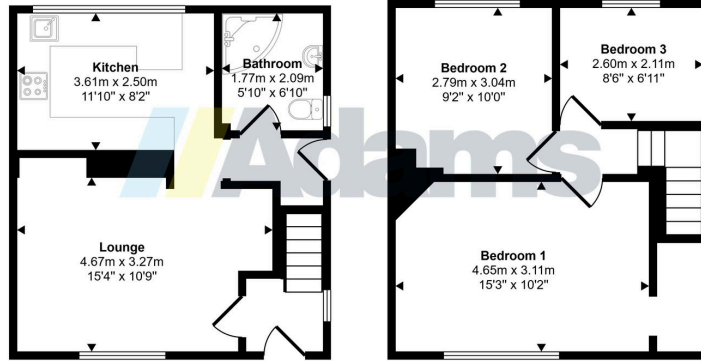
Council Tax Band: C

Local Authority: Warrington Borough Council

EPC Rating: TBC



Approx Gross Internal Area  
70 sq m / 753 sq ft



Ground Floor  
Approx 35 sq m / 373 sq ft

First Floor  
Approx 35 sq m / 380 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Semi-Detached House
- Three Bedrooms
- Sought After Village Location
- Large Gardens
- Huge Potential To Extend
- Driveway Parking
- Early Viewing Advised
- No Chain Delay

