



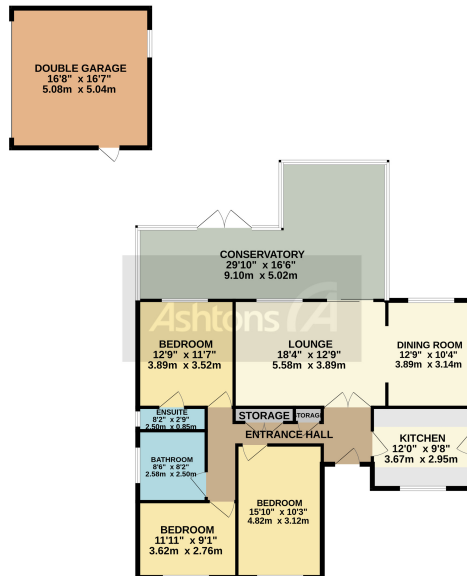
*14 Chalfont Close, Appleton, Warrington, Cheshire.  
WA4 5JT.  
£550,000*



Deceptive Bungalow | Fantastic Rear Conservatory | Private & Mature Gardens | Detached Double Garage | Three Spacious Bedrooms | Slightly Elevated Position | Generous Accommodation | GCH & Double Glazed |



GROUND FLOOR  
1752 sq.ft. (162.8 sq.m.) approx.



TOTAL FLOOR AREA: 1752 sq.ft. (162.8 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of shown, electrical, mains and any other items are approximate and are not intended to be used for any purpose other than for illustrative purposes only. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their condition or reliability. Only to be given. Made with Metropix C023

This true detached bungalow is located just off Lyons Lane. Situated in an elevated corner position, the accommodation comprises an entrance porch/hallway, lounge, dining room, modern kitchen, large conservatory, and three bedrooms served by two bath/shower rooms. Detached double garage, sunny aspect rear garden, and off-road parking.

Situated in one of the area's most sought-after locations this true bungalow is positioned in an elevated position in the corner of the cul-de-sac. The bungalow has been maintained by the current owners and is presented to a high standard. Accommodation comprises to the ground floor, and an entrance porch leading into the entrance hallway. Off the hallway is the kitchen, and spacious lounge which leads into



Contact your local office  
to arrange a viewing:

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#### Viewing Arrangements

Viewing is strictly by appointment only through  
Ashtons Estate Agency.

#### Disclaimer Property Details

These particulars, whilst being believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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