



Church Row, Bunbury, CW6 9PL

£265,000

Tucked away at the head of a peaceful cul-de-sac in the highly sought-after village of Bunbury, this beautifully presented and extended family home offers generous and versatile living space throughout. With three reception rooms, a superb open-plan breakfast kitchen, three double bedrooms, and landscaped gardens, this property is ideal for modern family life. A private driveway provides off-road parking, while the rear garden offers an excellent space for relaxing and entertaining. Offered to the market with a quick sale in mind.



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Ground Floor

Entrance Hall (14'5" x 11'4") (4.40m x 3.46m)

Welcoming hallway giving access to the main living areas and staircase to the first floor.

Lounge 14'5" x 11'4" (4.40m x 3.46m)

A bright and comfortable reception room with large front window, feature fireplace, and plenty of space for family seating.

Breakfast Kitchen 21'4" x 9'8" (6.51m x 2.96m)

The heart of the home – a spacious and modern fitted kitchen with ample units, work surfaces, and room for a breakfast table creating a great flow for family living and entertaining.

Living/Dining Area 15'11" x 11'1" (4.87m x 3.40m)

Open plan from the main kitchen area; A superb additional reception room with French doors opening directly onto the garden, ideal as a dining room, family room or entertaining space.

Study 6'10" x 6'7" (2.09m x 2.01m)

Rear room, perfect as a home office, study or hobby room.

Utility Room 6'7" x 5'2" (2.01m x 1.60m)

A practical and separate space for laundry and storage.

WC 6'7" x 2'11" (2.01m x 0.89m)

Convenient ground floor cloakroom with WC and wash basin.

First Floor

Bedroom One 14'10" x 9'8" (4.54m x 2.96m)

A spacious principal bedroom with front-facing outlook, easily accommodating a double bed and further furniture.

Bedroom Two 12'9" x 9'3" (3.89m x 2.82m)

Another generous double bedroom, enjoying views over the rear garden.

Bedroom Three 13'8" x 7'10" (4.19m x 2.40m)

A third double bedroom, versatile for use as a child's room, guest room, or home office if desired.

Family Bathroom 6'5" x 5'6" (1.97m x 1.68m)

Modern bathroom suite including panelled bath with shower over, wash hand basin and WC.

Location

Bunbury is a picturesque and thriving Cheshire village offering a wonderful balance of rural charm and everyday convenience. The village provides a range of amenities including a convenience store, three welcoming public houses, a historic church and local sports clubs. Bunbury Primary School is highly regarded and feeds into the well-respected Tarporley High School.

The nearby award-winning village of Tarporley offers a bustling High Street with boutique shops, cafes, pubs and essential services. The area is also well connected, with Chester only 12 miles away and Crewe Station (12 miles) providing fast rail links to London and beyond. Access to major motorway routes is straightforward, making the location ideal for commuters while enjoying village life.

Garden





