



17

Chester | CH3 6QL

£350,000

MONOPOLY
BUY ■ SELL ■ RENT

MONOPOLY

Situated in the popular and highly regarded village of Farndon, this spacious three double bedroom detached bungalow offers well-proportioned and versatile accommodation, ideal for a range of buyers seeking single-storey living. In brief, the property comprises an entrance hallway, a fitted kitchen, a generous open-plan living and dining area, a conservatory, a family bathroom and two double bedrooms. A further inner hallway leads to an additional double bedroom, a separate shower room and an integral garage, providing flexible accommodation that could suit multi-generational living or home-working requirements. Externally, the property benefits from gardens to both the front and rear, along with a driveway providing off-road parking and access to the garage. Townfield Avenue is a quiet cul-de-sac within the desirable village of Farndon. The village is well served by a range of local amenities including a convenience store, pharmacy, café, popular public houses and a well-regarded primary school, along with a strong sense of community. Farndon is surrounded by attractive countryside, with scenic riverside walks along the River Dee and pleasant routes towards Holt, Aldford and the wider Cheshire landscape. Excellent transport links provide easy access to Chester, Wrexham and the A55, making this an ideal location for commuters while retaining a peaceful village feel.

- THREE DOUBLE BEDROOM DETACHED BUNGALOW
- SOUGHT AFTER RESIDENTIAL LOCATION OF FARNDON
- 'L' SHAPED ENTRANCE HALLWAY PLUS INNER HALL
- KITCHEN
- SPACIOUS LIVING/DINING AREA
- CONSERVATORY
- TWO SHOWER ROOMS
- GARDEN TO FRONT AND REAR
- INTEGRAL GARAGE
- DRIVEWAY AND GARAGE



Entrance Hall

UPVC double glazed door leads into an 'L' shaped hallway with two storage cupboards; both with built in shelving and one with a rail. Carpet flooring, access to a partly boarded loft, two ceiling light points, panelled radiator. Doors lead to inner hallway, kitchen, living/dining room, two bedrooms and family bathroom.

Living/Dining Room

Spacious open plan living/dining area with three uPVC double glazed windows to the side elevation. Fitted multi-fuel burner set on a slate hearth. Carpet flooring, two ceiling light points and four wall lights, two panelled radiators, sliding door leading into conservatory.

Kitchen

Housing a range of wooden wall, drawer and base units with complimentary work surface over. Space for appliances to include fridge-freezer, dishwasher, cooker with fitted extractor over. 1.5 stainless steel sink unit with mixer tap over. Pantry with shelving and electric box, wall-mounted combination boiler, vinyl flooring, ceiling strip light, radiator, door in both hallways and uPVC double glazed window to the rear elevation.

Conservatory

Triple aspect uPVC double glazed conservatory with polycarbonate roof and doors to garden area. Tiled flooring with carpet over and power sockets.

Bedroom One

UPVC double glazed window to the front elevation. Fitted with a range of wardrobes, carpet flooring, two ceiling light points and panelled radiator.

Bedroom Two

UPVC double glazed window to the front elevation.

Fitted with a range of wardrobes, carpet flooring, ceiling light point and panelled radiator.

Family Shower Room

Three piece suite comprising low-level WC, pedestal wash hand basin and 'P' shaped shower cubical with electric shower over. Vinyl flooring, chrome heated towel rail, panelled radiator, tiled walls, ceiling light point and two uPVC double glazed frosted windows to the front/side elevation.

Inner Hallway

Doors from the hallway and kitchen lead to the inner hallway which further leads to bedroom three, a wet-room, door to garden area and integral door to garage. Vinyl flooring, ceiling light point and panelled radiator.

Bedroom Three

Two uPVC double glazed windows to the rear and rear/side elevation. Carpet flooring, ceiling light point, two wall lights and panelled radiator.

Shower Room

wet-room style three piece suite comprising low-level WC, wash hand basin and wall-mounted electric shower. Tiled flooring, tiled walls, electric wall heater, wooden frosted window to side, and ceiling light point.

Garage

Space and plumbing for washing machine, tumble dryer and additional white goods. Up and over door, power sockets and lighting.

Outside

To the front there is a lawned garden area with established shrubberies and brick walls to the boundary. There is a decorative stone driveway leading alongside the property. Additional side access





to the left with timber gate leading to the rear. The rear garden area has an indian stone paved patio area, a step leads down to the lawned garden area with established shrubberies and trees. There is a decorative stone area, log storage, outside tap, fencing and hedging to the boundary offering privacy and security.

Additional Information

The combination boiler was newly installed approximately 3 years ago and is linked to 'Tado' smart heating. The multi-fuel burner was installed three years ago. The loft is partly boarded.

Important Information

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.





MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		
	Current	Prospective
Very energy efficient - lower running costs		
(F2 plus) A		
(B1-6) B		
(C1-6) C		
(D1-6) D		
(E1-6) E		
(F1-6) F		
(G1-6) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Prospective
Very environmentally friendly - lower CO ₂ emissions		
(F2 plus) A		
(B1-6) B		
(C1-6) C		
(D1-6) D		
(E1-6) E		
(F1-6) F		
(G1-6) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		



Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT