



## Gable Cottage, 3

Famdon || CH3 6QR

£345,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT





# Gable Cottage, 3

Farndon || CH3 6QR

Nestled in the charming village of Farndon, Monopoly Buy Sell Rent present for sale a delightful cottage that perfectly balances comfort and character. This inviting property features two well-proportioned reception rooms, ideal for both relaxation and entertaining. The two bedrooms offer a peaceful retreat, making it an excellent choice for couples or small families. With its quaint exterior and warm interiors, this home exudes a sense of tranquillity and charm that is hard to resist. To the rear is a pretty cottage garden. Additionally, the property provides off road parking and a single garage, a valuable asset in this picturesque setting. The surrounding area is rich in natural beauty and historic charm with local amenities and scenic river walks just a short distance away. Farndon is a highly regarded Cheshire village nestled on the banks of the River Dee, offering a vibrant community atmosphere with a range of amenities including independent shops, cafés, a primary school, village pubs, and a medical centre. The area is also renowned for its beautiful riverside and countryside walks, including access to the Farndon-Holt Bridge and the Dee Valley. Convenient road links provide easy access to Chester, Wrexham, and the wider region. NO CHAIN!

- A TWO BEDROOM CHARACTER COTTAGE
- SOUGHT AFTER LOCATION IN FARNDON
- POTENTIAL FOR IMPROVEMENT
- SPACIOUS LOUNGE/DINER
- GARDEN ROOM/POTENTIAL THIRD BEDROOM
- SHOWER ROOM & DOWNSTAIRS WC
- ATTRACTIVE COTTAGE STYLE REAR GARDEN
- OFF ROAD PARKING & SINGLE GARAGE
- GAS BOILER APPROX 2 YEARS OLD
- NO CHAIN!





### Internal Accommodation

Entrance porch - Tiled floor, timber entrance door, timber frame window to front, door to hall.

Hallway - Carpet, stairs rising to the first floor, doors to sitting room, wc, kitchen and lounge diner.

Lounge/diner - Spacious reception room with carpet two timber frame windows to front with secondary glazing. Fitted cupboards and shelving. Cast iron fireplace, slate hearth timber surround.

Sitting room/study/bedroom three - Carpet, upvc windows to rear and side, external door to side.

Kitchen - In need of refurbishment. Fitted range of wall and base units, work tops over, stainless sink drainer. Electric hob, single oven and warming drawer, tiled flooring, upvc window to rear, serving hatch opening to dining area.

WC - With toilet hand wash basin and extractor.

First Floor Landing - Carpet, doors to bedrooms and shower room. Storage cupboard skylight window to side elevation and large upvc window to rear. Loft access.

Bedroom One - Carpet, dormer style upvc window to side.

Bedroom Two - Dormer style upvc window to side.

Shower Room - Shower enclosure, hand wash basin, wc, skylight window, vinyl flooring, tiled splash backs, spotlights.

### Outside

Front garden with lawn, mature planting and path to front door.

Rear garden. Lawn, planted borders, wild life pond.

Single garage with up and over door, pedestrian door to rear garden. Parking space in front of garage.

### Additional Information

Conservation area

Mains gas

Boiler approx 2 years old

### IMPORTANT INFORMATION

\*Material Information interactive report available in video tour and brochure sections. \*

#### 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









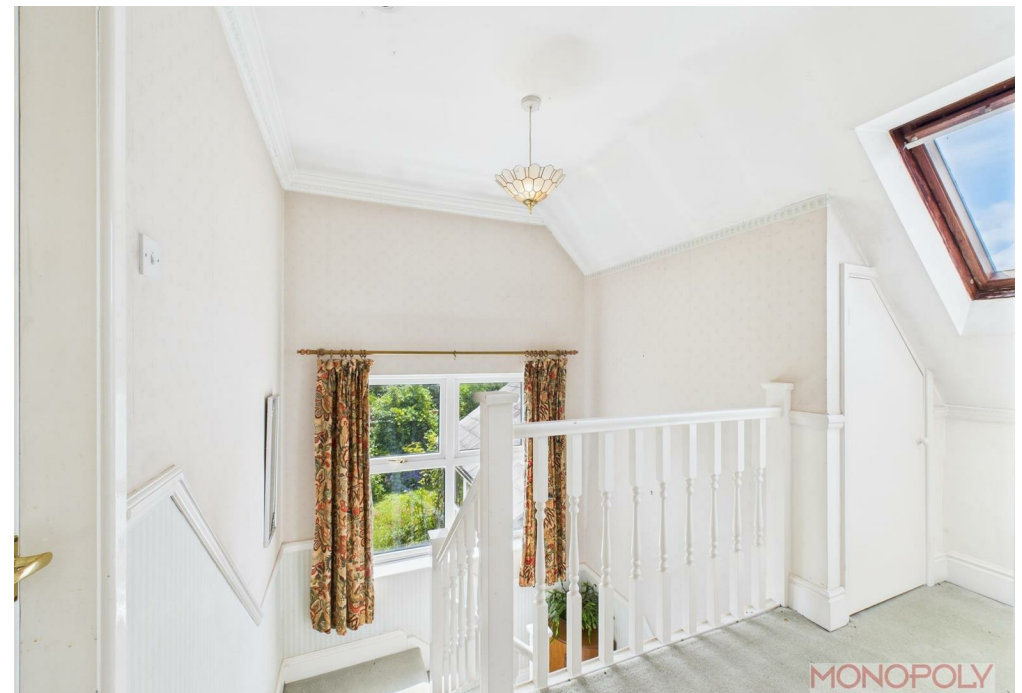
importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

#### MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage





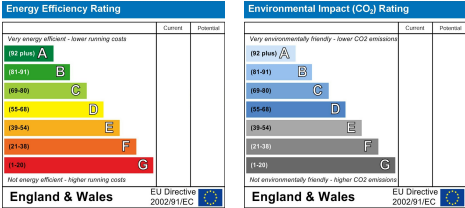


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