



TOTAL APPROX. FLOOR AREA 1260 SQ.FT. (117.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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 as to their operability or efficiency can be given
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MISREPRESENTATION ACT 1967.

Messrs Wright-Manley for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs.Wright-Manley has any authority to make any representation whatever in relation to this property.

Occupying an elevated position and benefitting from field views to the front and rear of the property, this bungalow offers an excellent opportunity for someone wanting to put their own stamp on a property. Set on a plot of approximately 0.30 acres, the three bedroom detached bungalow is situated in the desirable semi rural village of Alvanley.

Located just nine miles from the City of Chester and just three miles from the market town of Frodsham, there is a wide range of local schools within easy reach. For those travelling further afield there is easy access to both the M53 and M56 motorways.

Briefly the versatile living accommodation comprises, a reception hallway, cloakroom wc, large lounge with windows overlooking the fields to the front of the property. There is a large open plan kitchen/dining room which is 25 feet in length, a useful utility room and conservatory. There are also three good sized double bedroom a bathroom.

Outside the property offers good sized gardens which

RECEPTION HALLWAY

Entered via a solid oak door with glazed panel window, a radiator and doors to.

CLOAKROOM WC

Fitted with a low level wc and pedestal wash hand basin. With upvc double glazed window and a radiator.

LOUNGE

Having duel aspect upvc double glazed windows with the front benefitting from field views. A feature fireplace with open fire, stone surround and tiled hearth.

OPEN PLAN KITCHEN/DINING

A large open plan space with duel aspect upvc double glazed windows with field views.

Fitted with a range of wall and base level units with complementary work surfaces over. Integrated electric oven and grill with four ring halogen hob. Stainless steel sink and drainer unit and space for appliances. Opening to the dining room.

UTILITY ROOM

Fitted with a ceramic sink and drainer unit, space for appliance and plumbing for a washing machine. Part tiled walls, a radiator and a upvc double glazed overlooking the rear garden.

CONSERVATORY

Benefitting from field views to both the front and rear of the property, with a upvc double glazed door opening to the rear garden.

INNER HALLWAY

having a useful storage cupboard and doors to the bedrooms and bathroom

BEDROOM ONE

A double bedroom with duel aspect double glazed windows and a radiator.

BEDROOM TWO

A double bedroom with upvc double glazed window and a radiator.

BEDROOM THREE

A double bedroom with upvc double glazed window overlooking the rear garden, and a radiator.

GARAGE

A detached garage with an up and over door, power, lighting and triple aspect window.

OUTSIDE

The property is approached over a sloping driveway which provides off road parking and leads to the detached garage. There are wrap around gardens which are predominantly laid to lawn with a range of mature trees and shrubbery.

FULL DESCRIPTION

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Outside the property offers good sized gardens which are predominantly laid to lawn with mature trees and shrubbery. There is a driveway which provides off road parking and leads to a good sized detached garage. This property really does need to be viewed to fully appreciate its potential.

BATHROOM

Fitted with a three piece suite comprising, bath with shower attachment over, low level wc and wash hand basin.