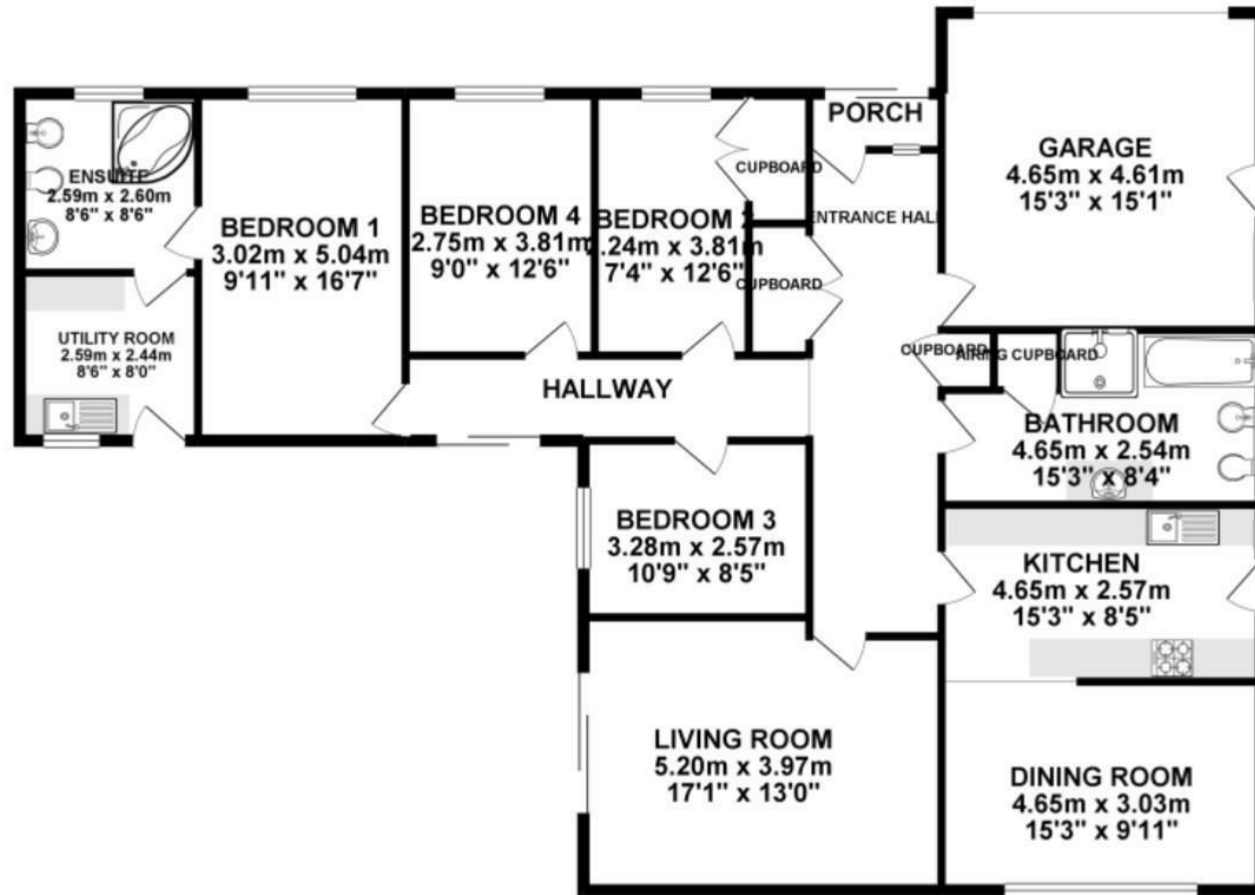


GROUND FLOOR 160.80 sq. m.
(1730.80 sq. ft.)



TOTAL FLOOR AREA : 160.80 sq. m. (1730.80 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Netplans ©2021



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall 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 Marshall has any authority to make any representation whatever in relation to this property.

This large detached bungalow occupies a good sized plot within a quiet cul-de-sac within the popular area of Christleton. Requiring some modernisation, the bungalow provides an ideal opportunity for someone wishing to put their own stamp on a property.

FULL DESCRIPTION

Situated within a quiet cul-de-sac, in the much sought after area of Christleton, this large detached bungalow, offering a great opportunity for someone wishing to put their own stamp on a property.

The property is approached over a large driveway which provides off road parking and leads to an integral double garage. Entering the property through a small porch, you are greeted with a spacious hallway. There is a sizable family bathroom, good sized living room which overlooks the rear garden, a large dining room and fitted kitchen. To the other side of the property are four bedrooms, an en-suite bathroom and utility room.

Outside, the rear garden is mainly laid to lawn with a paved patio area and large outbuilding which the was previously used as a workshop. The front garden is also laid to lawn with a hedgerow boundary which adds an extra degree of privacy to the property.

Christleton is a beautiful village with an excellent range of local amenities, 'outstanding' Primary school and high school with 6th form collage. There is an excellent selection of pubs and Inns nearby with the canal side Cheshire Cat a mere five-minute walk and the Ring O Bells Inn approximately a ten-minute walk.

There are excellent transport links with the A55 & M53/M56 within easy reach, whilst the city centre is approximately three miles away.

ENTRANCE PORCH

With double glazed sliding doors and tiled flooring.

RECEPTION HALLWAY

A spacious reception hallway with coved ceiling, loft access, two large storage cupboards, two radiators and sliding doors opening to the rear garden.

LIVING ROOM

17'0" x 13'0" (5.20 x 3.97)

With double glazed sliding doors opening to the rear garden, feature fire place, coved ceiling and television point.



KITCHEN

15'3" x 8'5" (4.65 x 2.57)

Fitted with an extensive range of wall and base level units with complementary work surfaces over. Integrated electric oven and grill with four ring halogen hob and extractor over. Integrated fridge, inset stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, tiled flooring and upvc double glazed window and door leading to the garden.



DINING ROOM

15'3" x 9'11" (4.65 x 3.03)

With a rear aspect upvc double glazed window, television point and a radiator.



MASTER BEDROOM

16'6" x 9'10" (5.04 x 3.02)

A double bedroom with a upvc double glazed window overlooking the front garden, two fitted double wardrobes and a radiator. Door to the en-suite bathroom.



EN-SUITE BATHROOM

A good sized bathroom which is fitted with a corner bath, low level wc, wash hand basin and bidet. Having tiled walls, and front aspect window and a radiator.

BEDROOM TWO

12'5" x 7'4" (3.81 x 2.24)

A double bedroom with a front aspect upvc double glazed window, fitted double wardrobe and a radiator.



BEDROOM THREE

10'9" x 8'5" (3.28 x 2.57)

A double bedroom with side aspect upvc double glazed window, fitted wardrobe and a radiator.



BEDROOM FOUR

12'5" x 9'0" (3.81 x 2.75)

Having a upvc double glazed window to the front, a fitted wardrobe and radiator.

FAMILY BATHROOM

15'3" x 8'3" (4.65 x 2.54)

A large family bathroom which is fitted with a panelled bath, walk in shower cubical, low level wc, bidet and wash hand basin with vanity unit below. With a storage cupboard, side aspect upvc double glazed window and two radiators.



UTILITY ROOM

8'5" x 8'0" (2.59 x 2.44)

A versatile room with side aspect window and door leading to the back garden, stainless steel sink and drainer unit, tiled flooring and a radiator.



INTEGRAL GARAGE

15'3" x 15'1" (4.65 x 4.61)

A large integral garage with a remote control electric roller door, power, lighting and storage into loft space.

OUTSIDE

To the front of the property is a lawned garden with hedgerow boundary which gives the bungalow added privacy. Adjacent is a driveway which provides off road parking and leads to the integral garage, with a timber gate to the side, giving access to the rear garden.

The rear garden is split into two sections, the first is laid to lawn with a paved patio area and mature boundaries, whilst the second area houses a large timber outbuilding which was used as a workshop.

