

**Whitchurch Road,  
Christleton**  
**OFFERS OVER**  
**£550,000**

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*homes*





This excellent sized detached bungalow ideally situated within the catchment to the revered schooling in Christleton whilst being a short walk away from the Shropshire Union canal.

Having been refurbished and improved throughout whilst enhancing the original features such as the parquet flooring to provide four double bedrooms and a large L-shaped open plan living/dining/kitchen with a stunning fitted kitchen complete with a central island/breakfast bar.

There are French doors from the living area onto the large southerly facing rear garden which offers particular privacy whilst being an excellent size.

The four bedrooms offer flexibility all newly carpeted with bedroom one enjoys an en-suite shower room with a further spacious main bathroom with both a shower & bath with both enjoying underfloor heating.

The inner hallway boasts ceiling lanterns which create stunning natural light leading to an outer hallway with a utility room off with access to the garage/store. No chain.

#### FINER POINTS

\* Large driveway with mature hedging offering particular privacy





\* UPVC double glazed windows with gas central heating via "Worcester" combination boiler

\* Wood panelled walls in the entrance hall with parquet flooring to the hall and main reception room

\* Two bathrooms & potentially four double bedrooms

\* Beautifully fitted kitchen with integrated appliances

\* Large south westerly facing private rear garden with scope for further expansion.

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference 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 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. All measurements are approximate.

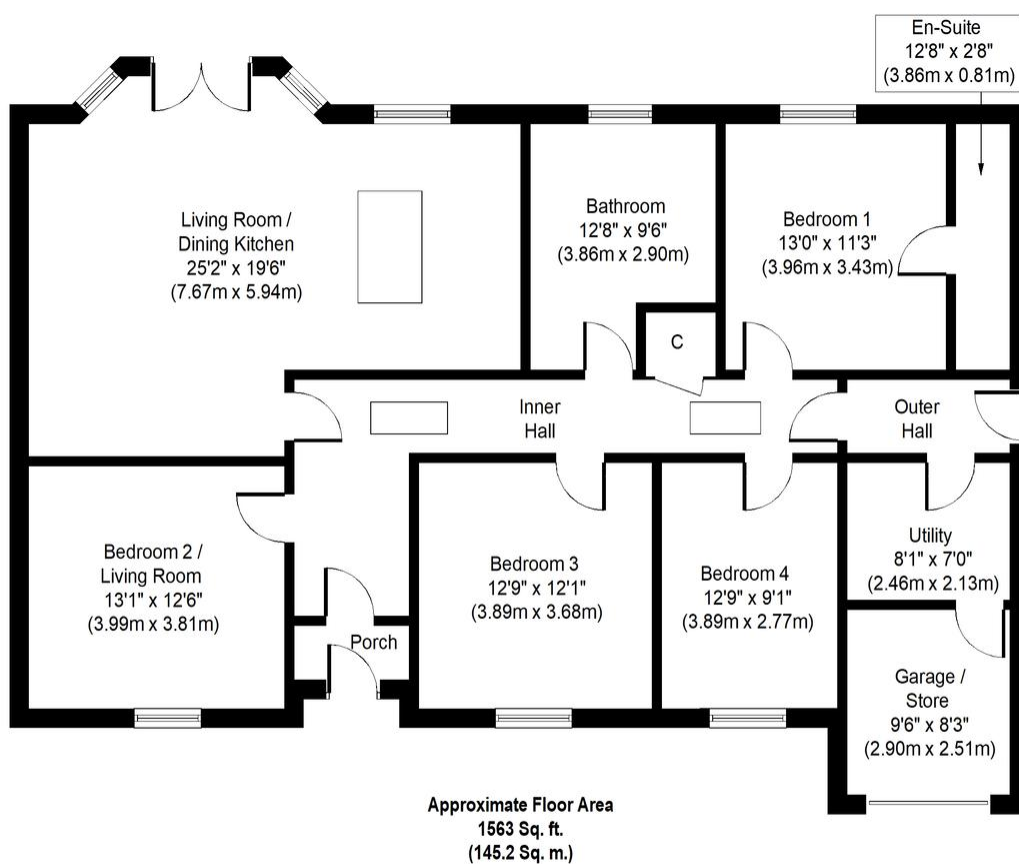
**Tenure:** Freehold

**Local Authority:** Cheshire West and Chester Council

**Council Tax:** Band E

**Viewings:** By appointment only





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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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