



For Sale

£300,000



- Mature Semi-Detached
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Gardens/Ample Parking

- Fitted Breakfast Kitchen
- Downstairs Cloakroom
- Separate Lounge
- Fitted Bathroom to the first floor

**Hillview, Dingle Lane  
Kelsall, CW6 0SG**

# Property Description

Occupying a delightful tucked away position along Dingle Lane, Kelsall stands this most attractive mature semi-detached home. The property offers well presented, traditional style living offering the full benefits of gas fired central heating, double glazing, fitted kitchen with breakfast area, porch/utility, downstairs cloakroom, separate lounge, three bedrooms to the first floor with fitted bathroom suite and externally there are gardens to both the front and rear with ample parking area just across the road from the property. VIEWING ESSENTIAL

## Location

Kelsall is a sought after and highly regarded village to live making it very popular being conveniently located for access to all the major Towns and Cities including Chester, Northwich, Tarporley, Frodsham, Winsford etc. The area offers a primary school, doctors with pharmacy, playground, convenience store.



## Entrance Hall

Upvc entrance door, Stairs to the first floor, central heating radiator.

**Lounge:** 16.37' x 11.84' (4.99m x 3.61m)

Double glazed bay window to the front elevation, central heating radiator, coving to ceiling.

**Kitchen/breakfast Area:** 15.42' x 7.81' (4.70m x 2.38m)

Measured maximum into width and length plus recess. Fitted kitchen comprising of a range of eye level and base fitted units with laminate effect complimentary worktops incorporating one and a half bowl stainless steel drainer sink unit with swan style mixer tap, built in oven and four ring gas hob with splashback and extractor hood, plumbing for washing machine, integrated fridge freezer, part tongue and groove feature to walls, ceramic tiled floor, central heating radiator, two double glazed windows to the side elevation, sliding door to under stairs storage cupboard, upvc door to porch.

## Rear Porch

Complimentary worktop with space for dryer, dual aspect double glazed windows to the front and rear elevations, central heating radiator, upvc door leading to the side access.

## Cloakroom

Low level w.c with top flush, vanity wash hand basin with lever tap and tiled splashback, towel rail, double glazed window to the rear elevation.

## Landing

Access to loft.

**Bedroom 1:** 11.81' x 8.33' (3.60m x 2.54m)

Double glazed window to the front elevation with delightful views, central heating radiator, cast iron feature fireplace, built in storage cupboard.

**Bedroom 2:** 10.07' x 7.91' (3.07m x 2.41m)

Double glazed window to the side elevation, central heating radiator.

**Bedroom 3:** 8.79' x 5.54' (2.68m x 1.69m)

Double glazed window to the rear elevation, central heating radiator.

## Bathroom

Fitted coloured bathroom suite comprising of panelled bath with Triton Fevora fitted shower over, pedestal wash hand basin, low level w.c, fully tiling to walls, cupboard housing central heating boiler with fitted shelving, double glazed window to the rear elevation.

## Externally

To the front of the property there is a garden area screened by hedging with stone flagged pathway leading to the side of the property with timber gate for access. There is also a path which leads to the front entrance. At the side of the property it is mainly flagged with steps leading to small gate gaining access to rear garden which is mainly laid to lawn, fully enclosed and to the top of the garden there are feature low maintenance borders with timber gate gaining access to the woodland area which the owner has informed me is owned by the Highways. Also, across the road from the front of the property there is a small plot which provides ample parking.

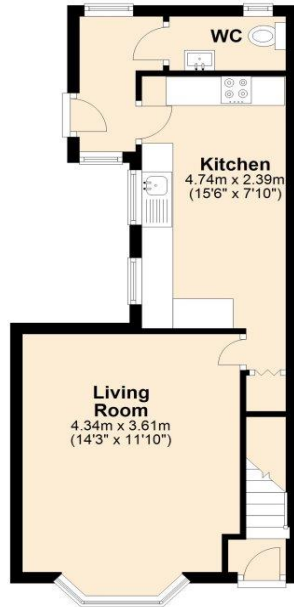
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**Ground Floor**



**First Floor**



Total area: approx. 67.3 sq. metres (724.0 sq. feet)  
**Hill View , Dingle Lane, Kelsall**

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88
69-80	C		
55-68	D	59	
39-54	E		
21-38	F		
1-20	G		

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