



Chapel Lane, Acton Bridge Northwich CW8 3QS

welcome to

Chapel Lane, Acton Bridge Northwich

BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED BUNGALOW BOASTING AN ENVIABLE PLOT IN A HIGHLY SOUGHT AFTER ACTON BRIDGE LOCATION!



Entrance Hall

Entrance door to front aspect and radiator. Loft access. Loft has light and pull down ladder

Lounge/ Diner/ Kitchen

21' 2" max x 18' 4" (6.45m max x 5.59m)

Lounge/ Diner area has double glazed window to front aspect, spotlights, wood burning stove and radiator. Double doors leading to rear garden.

Kitchen area has a range of wall and base units with contrasting work surfaces over, gas hob, electric oven, integrated fridge/ freezer, space for washing machine, sink and drainer unit, tiled splash backs and double glazed window to rear aspect

Shower Room

Walk in shower, low level WC, hand wash basin, frosted double glazed window to rear aspect and heated towel rail

Bedroom One

12' 8" x 9' 9" (3.86m x 2.97m)

Double glazed window to rear aspect and radiator

Bedroom Two

11' x 8' (3.35m x 2.44m)

Double glazed window to front aspect, built in wardrobes and radiator

Bedroom Three

8' 1" x 9' (2.46m x 2.74m)

Double glazed window to front aspect and radiator

External

Garage (21'3ft x 9'8 ft)with power, light, window and up and over door, additional side access door.

Additional driveway parking for several vehicles.

Private gardens to front and rear that are mainly laid to lawn with shrub borders, patio seating area, log store and gated side access

Agents Note:

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



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Chapel Lane, Acton Bridge Northwich

- Well Presented Three Bedroom Detached Bungalow
- Large Plot
- Semi Rural Location
- Highly Sought After Acton Bridge Location
- Council Tax Band D

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NRT107874 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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