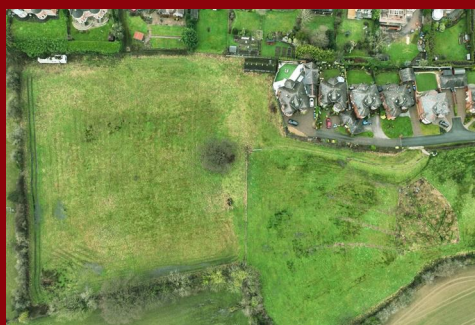


Town & Country

Estate & Letting Agents

Marford Hill, Marford

Offers In Excess Of £750,000



Set in a prime location with stunning Cheshire Plains views, this versatile 1930s bungalow on approx. three acres offers development potential (subject to planning). Featuring gas central heating and UPVC double glazing, the spacious plot includes lawns, shrubs, a large patio, and a separate driveway with gated land access. The home comprises an inviting hall, living room, dining room, kitchen, cloakroom WC, two ground-floor bedrooms, and a first-floor bedroom with an ensuite.

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DESCRIPTION

Situated within one of the most sought-after locations offering stunning far-reaching views over the Cheshire Plains, this 1930's versatile bungalow with approximately three acres of land offers potential purchasers an opportunity for further development, subject to relevant planning permissions. Benefiting from gas central heating and UPVC double glazing. The property sits on a substantial plot being predominantly lawned and shrubbed with a large patio area offering the ideal place to sit and enjoy the beautiful views. Alongside is a separate driveway that leads to gated access, opening to the land. The property comprises an inviting entrance hall, living room, dining room, kitchen along with a cloakroom WC, two ground floor bedrooms with stairs rising off to a first-floor bedroom with ensuite facilities.



LOCATION

Marford Hill is a charming and picturesque area, ideally suited for those looking for a peaceful yet accessible location. Located within a desirable region, it combines the serenity of nature with the convenience of nearby urban amenities.



DIRECTIONS

From our Chester Branch: 33 Lower Bridge Street, Chester, head south on Lower Bridge Street towards St Olave Street, turn right onto Castle Street, at the roundabout, this the first exit onto Grosvenor Road, at the roundabout take the first exit onto Wrexham Road, at the roundabout, take the second exit and stay on Wrexham Road, at Post House Roundabout/Wrexham Road Interchange, take the second exit onto A483, at junction 7, take the B5102 exit to Rossett/Llay/Gresford/B5445, at the roundabout, take the first exit onto B5102, At the roundabout, take the second exit onto Chester Rd/B5445.

ENTRANCE HALL

21' x 6'

The property is entered through a glazed front door with leaded glazed side panels, opening off to an inviting entrance hall with a radiator, stairs rising off to the first floor accommodation with a storage cupboard below and access to the living room, dining room, cloakroom WC and bedrooms two and three.



CLOAKROOM WC

Installed with a low-level WC, radiator and opaque window to the rear elevation.



LIVING ROOM

17'3 x 12'5

Featuring a ceramic tiled fireplace with a log burner and the original surround, two radiators, a bay window to the side elevation and a window to the front elevation



DINING ROOM

13'8 x 12'6

With a window facing the side elevation with a radiator below, an electric fire with a miniature brick fireplace and original surround, this room also features the original high level plate rack



KITCHEN

16'2 x 11'6

The kitchen is fitted with a range of light oak style wall, base and drawer units with ornamental handles and ample work surface space housing a 1 1/2 bowl sink unit with a mixer tap and tiled splashback, a range cooker sits within a fireplace with an extractor hood above. There is space and plumbing for a washing machine and a floor standing Worcester gas combination boiler. Two windows face the rear elevation with a radiator and an opaque UPVC double glaze door opening to the rear vestibule.

REAR VESTIBULE

With quarry tile flooring, a light and a UPVC double glazed back door off.



BEDROOM TWO

17'1 x 13'5

The second bedroom has a window facing the side elevation with a radiator below, an original ornamental fireplace along with a pedestal wash hand basin with tile splashback. The room boasts a characterful picture rail and a bay window offering views over the Cheshire Plains.



BEDROOM THREE

14'1 x 9'7

Fitted with a range of floor to ceiling wardrobes with four sliding doors, two of which have mirror inserts, an original ornamental

fireplace along with a pedestal wash hand basin with tile splashback and windows facing the rear elevation and side elevation with a radiator below.



GROUND FLOOR SHOWER ROOM

This spacious shower room features a walk-in shower with an electric unit, glass screen, and ample storage. Bright and well-presented, it includes a pedestal sink, a radiator, a towel rail and an opaque frosted window.



FIRST FLOOR BEDROOM

16'4 x 14'6

The principal bedroom features two radiators, two fitted wardrobes and a fitted dressing table with drawers either side and a wash hand basin. A door opens off to storage with light and the second door opens to the en-suite. A window faces the front elevation offering elevated views of the farmland into the Cheshire Plains.



ENSUITE

Installed with a white two piece suite comprising a shower enclosure with an electric shower, a dual flush low level WC, a chrome heated towel rail, ceramic tile floor and tiled walls with an extractor fan.



EXTERNALLY

When approached from Marford Hill, a driveway declines to the rear of the property and to ample off road parking and turning, running alongside is an established lawn and shrubbed garden with well stocked rockeries with a separate driveway which leads to the land. The property has been built to face to far reaching views over the garden and toward the Cheshire Plains. With a large patio area and summer house (with power).



DRONE PHOTOGRAPHY



OUTLINE

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Council tax: G £3357

Tenure: Freehold

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	