



Lach Dennis
Common Lane



Lach Dennis, CW9 7TB

Common Lane

£335,000



The Property

This immaculately appointed, much improved and extended three-bedroom semi-detached family home is offered to the market under the Cheshire West and Chester Discounted Market Sale Affordable Housing Scheme, which means it is available at 70% of its full open market value. The purchaser will own 100% of the property, with no rent payable on the remaining 30% meaning that you own the home outright. This property has been well maintained, improved and extended by the current owners and offers light, spacious and flexible living accommodation in a modern style. Particular mention must be made of the recently extended kitchen diner complete with breakfast bar, integrated appliances and Velux windows, the separate utility room and study, ideal for those who work from home as well as the breath-taking views across the adjoining Cheshire Countryside from the rear garden.

The property is approached through timber gates over a block paved driveway, providing ample off-road parking, with lawned front garden. The rear gardens are a stunning feature of the property, being of a generous proportion, laid with artificial grass for ease of maintenance with panoramic views over the adjoining countryside. A lovely stone patio area accessed from the kitchen diner, provides the ideal opportunity to entertain family and friends whilst enjoying the open views. For further details on eligibility, please contact our office.

Directions

From the roundabout in Canute Square travel along King Edward Road (A50) and at the rail station proceed across the traffic lights onto Toft Road (A50) which turns into Holmes Chapel Road (A50). Turn right onto Middlewich Road (B5081) and continue through the village of Lower Peover. Upon reaching The Crown Inn public house on your right, turn right onto Hulme Lane which continues onto Common Lane where the property will soon be seen.

- Immaculately presented semi-detached property situated in a lovely semi-rural location
- Spacious & flexible living accommodation
- Kitchen Diner with breakfast bar and integrated appliances
- Downstairs WC
- Three generous bedrooms
- Spacious bathroom
- Stunning rear garden with open views across adjoining countryside
- Timber gated driveway providing off road parking
- Cheshire West & Chester Discounted Market Sale Affordable Housing Scheme

Postcode – CW9 7TB

Tenure – Freehold

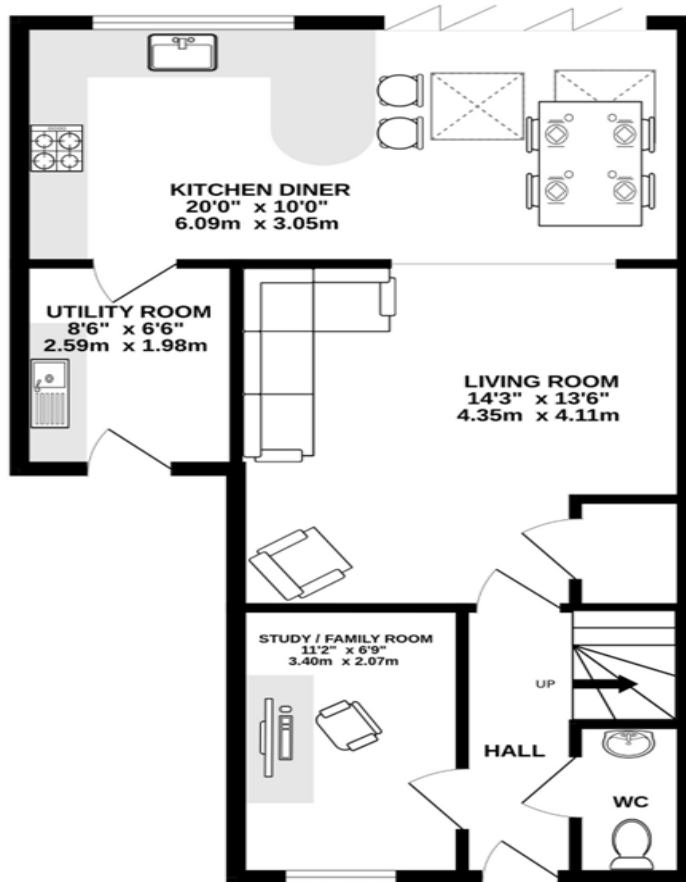
Local Authority – Cheshire West & Chester

Council Tax – Band C

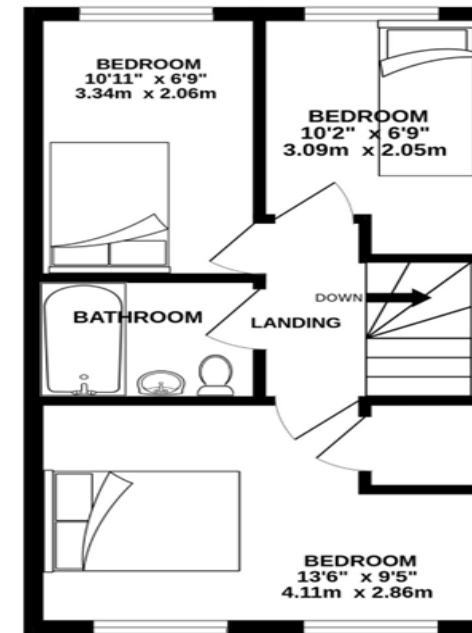
EPC - B



GROUND FLOOR
598 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 sq.m.) 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.
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