



Helping *you* move



**Avondale, New Hall Lane, Bronington, SY13 3HE**

Offers in the Region of

**£300,000**

NO UPWARD CHAIN. A three bedroom detached bungalow in need of improvement but with great potential. Situated on a generous plot in a quiet village location and having outline planning permission, with conditions, for an additional dwelling. (Application No. P/2024/1216)

# Avondale, New Hall Lane, Bronington, SY13 3HE

## Overview

- Three Bedroom Detached Bungalow
- In need of Renovation/Improvement
- Generous Plot
- With Outline Planning Permission for an Additional Dwelling
- Application No: P/2024/1216
- Fantastic Development Opportunity
- Quiet Village Location
- No Upward Chain
- EPC E, Council Tax Band E



**This three bedroom detached bungalow offers a unique opportunity for improvement and renovation, making it ideal for those looking to customise and enhance a property. Situated on a generous plot in a quiet village location, the property benefits from outline planning permission, with conditions, for an additional dwelling, providing excellent development potential (Application No. P/2024/1216). The bungalow features an Entrance Hall leading to a spacious Lounge, Kitchen/Diner with plenty of potential and a convenient Utility Room. There are Three Bedrooms and a Family Bathroom, offering ample space for comfortable living. Outside, there are gardens to the front, side and rear and a driveway provides off road parking with a single garage for added convenience. With no upward chain, this property offers a fantastic investment or development opportunity in a peaceful village setting, ideal for those looking to renovate or expand.**

## LOCATION

Situated in the village of Bronington which benefits from a highly regarded primary school. Whitchurch is 5 miles away and is a busy, historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.



#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

#### LOCAL AUTHORITY

Council Tax Band E. Wrexham County Borough Council, Guildhall, Wrexham, LL11 1WF Tel: 01978 292000 Council Tax Enquiries 01978 292031

#### SERVICES

We are advised that mains electricity, water and drainage are available. Oil fired central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



#### VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

From Whitchurch take the A525 towards Wrexham then turn left on the A495 signed Ellesmere. Continue for approximately 2 miles into Bronington and then turn right into New Hall Lane. Continue on and the property can be found after a short distance on the left hand side.

#### PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

#### ENERGY PERFORMANCE

EPC E. The full energy performance certificate (EPC) is available for this property upon request.

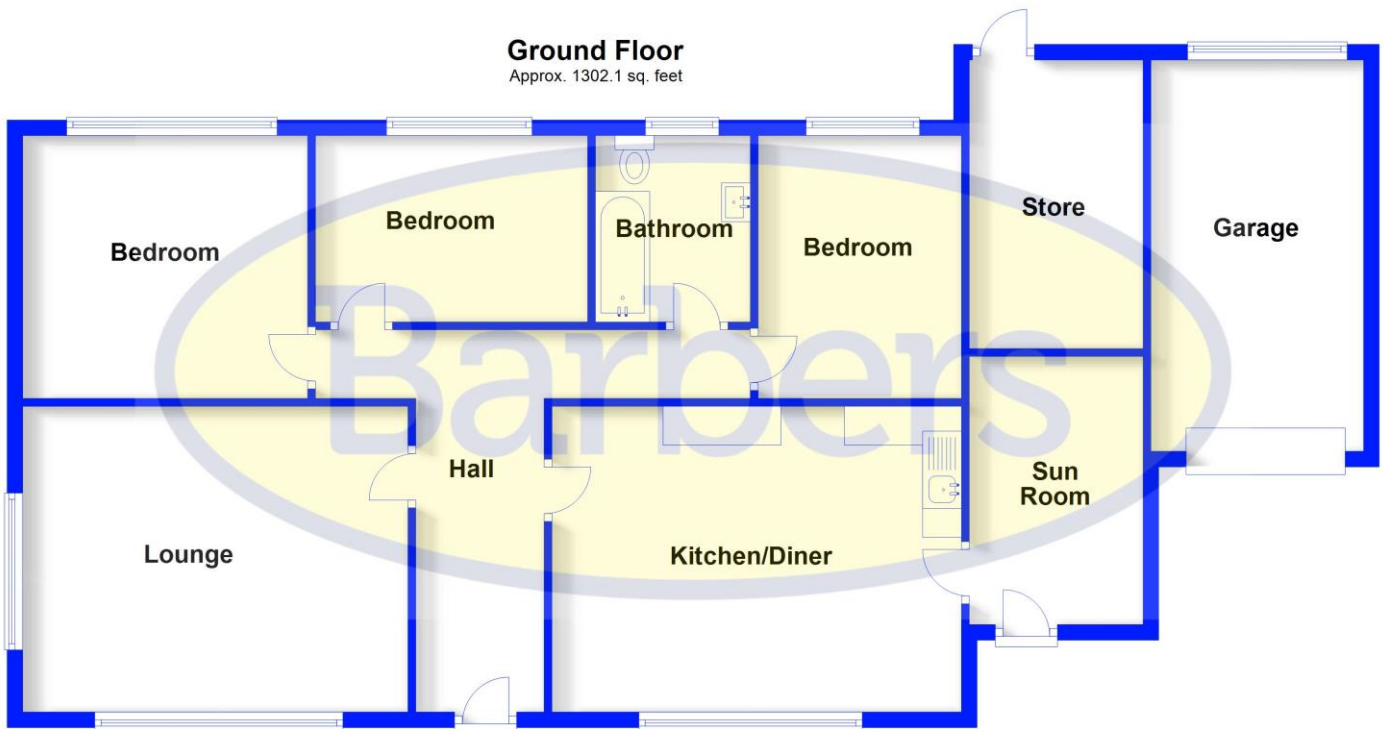
#### METHOD OF SALE

For Sale by Private Treaty.

#### AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

WH34488 100924091024



Total area: approx. 1302.1 sq. feet

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

**LOUNGE**

16' 2" x 11' 2" (4.93m x 3.4m)

**KITCHEN/DINER**

17' 1" x 12' 9" (5.21m x 3.89m)

**UTILITY**

10' 7" x 7' 7" (3.23m x 2.31m)

**BEDROOM ONE**

13' 0" x 12' 2" (3.96m x 3.71m)

**BEDROOM TWO**

13' 0" x 10' 0" (3.96m x 3.05m)

**BEDROOM THREE**

9' 9" x 9' 8" (2.97m x 2.95m)

**BATHROOM**

9' 8" x 6' 5" (2.95m x 1.96m)

## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.