

HUMPHREYS

ESTATE & LETTING AGENTS



MANNINGS LANE, HOOLE VILLAGE,
CHESTER, CH2 4EU

£375,000

3 BEDS | 1 BATHS | 2 LIVING

SALES

e: chestersales@humphreysofchester.co.uk

t: 01244 401100

WWW.HUMPHREYSOFCHESTER.CO.UK



A Fantastic opportunity to acquire an extended three bedroomed detached bungalow which offers fabulous scope for improvement and modernization. The property is positioned on a good-sized plot with gardens enjoying outlooks over fields to both front and rear, and is located within the popular Hoole Village, well positioned for excellent links to amenities in nearby Hoole and Upton, as well as being close to great transport links.

This is a double fronted bungalow that really does get the creative juices flowing. Whilst it would benefit from updating throughout, there is much to admire about the property and the potential which is on offer. The property is approached by its generous block paved driveway, with a front garden predominately laid to turf. The driveway runs alongside the property and leads to a detached Garage which extends over 37 feet in length! There has been expansion works positioned to the rear of the home, and there exists a spacious Living / Dining room with Study Area off and Conservatory which overlooks the rear garden. There are three bedrooms in total, two of which feature the bay window frontage, and there is a bathroom which features a three-piece suite. Completing the accommodation is a Kitchen which features a range of wooden fronted units, laminate work surfacing and sink unit. The Kitchen also plays host to gas central heating boiler.

The gardens also provide an excellent blank canvas for a buyer,



with the rear garden particularly being of a good size and enjoys a good degree of privacy bordering fields to rear.

All in all, a great prospect!

LOCATION

Harwood is located within Hoole Village, lies on the edge of open countryside whilst being highly convenient for Hoole, Newton and Mickle Trafford. It is only a short drive to the Chester southerly by pass which leads to the national motorway network and within walking distance of the private Hammond School. It is also convenient for primary schooling within Mickle Trafford and further high schooling in nearby Upton or Christleton, as well as the independent schools of King's and Queen's.

DIRECTIONS

Proceed out of Chester along the A56 Hoole Way, continuing over the railway bridge into Hoole Road, to the top of Hoole Road to the large roundabout. Turn left on to the dual carriageway, taking the first turning on the right hand side into Mannings Lane. Continue along Mannings Lane, and the property will be seen on the right hand side, clearly marked by our Humphreys for sale notice.

ACCOMMODATION

with approximate room sizes, briefly comprises:-

HALL

BEDROOM ONE

10' 11" x 10' 9" into bay (3.33m x 3.28m into bay)

BEDROOM TWO

12' 1" into bay x 11' (3.68m into bay x 3.35m)

BEDROOM THREE

12' 0" to wardrobe x 8' 11" (3.66m to wardrobe x 2.72m)

KITCHEN

12' x 11' 8" (3.66m x 3.56m)

LIVING / DINING ROOM

15' 6" max x 12' 1" max (4.72m max x 3.68m max)

STUDY AREA

8' 1" x 5' 3" (2.46m x 1.6m)

CONSERVATORY

11' 9" x 7' 11" (3.58m x 2.41m)

BATHROOM

6' 9" x 5' 6" (2.06m x 1.68m)

GARAGE

37' 2" x 10' (11.33m x 3.05m)

EPC RATING

D

TENURE

The property is understood to be freehold, the purchaser should verify this prior to a legal commitment to purchase.

COUNCIL TAX



VIEWING

By prior appointment with Humphreys of Chester on (01244) 401100.

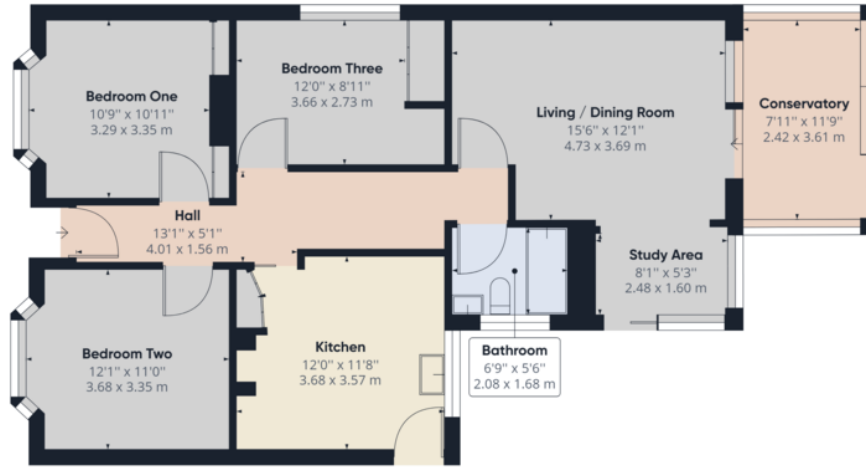
1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

These details are an unapproved copy and must therefore not be relied on as a statement of fact and are merely for guidance purposes only.

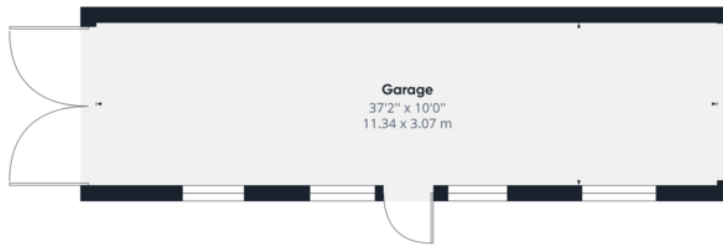








Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1358.99 ft²
126.25 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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