



Minavon, Runcorn Road | Little Leigh | CW8 4RD

EDWARD
mellor



Features

- WITH NO FORWARD CHAIN
- Bay fronted 2 bed detached bungalow
- Adjoins farmland in rural area
- Generous mature plot of 0.12 acre
- Garage, driveway and secluded rear gardens

Offered for sale with no onward chain, 'Minavon' is a 1920s built detached bungalow which is to be sold for the first time in its history having been lovingly maintained by the same family for a century. The property stands within an impressive mature 0.12 acre plot to include a detached garage,

private driveway with access from Shutley Lane through a 5 bar gate and established rear garden providing a high degree of seclusion. The extended accommodation has been well cared for giving scope for further improvement. Comprising porch, entrance hall, living room with

inglenook fireplace having a working fire, open plan dining kitchen, sun room/occasional 3rd bedroom, two good sized bedrooms and bathroom. With oil fired central heating served by recently installed boiler in 2023 and double glazing.



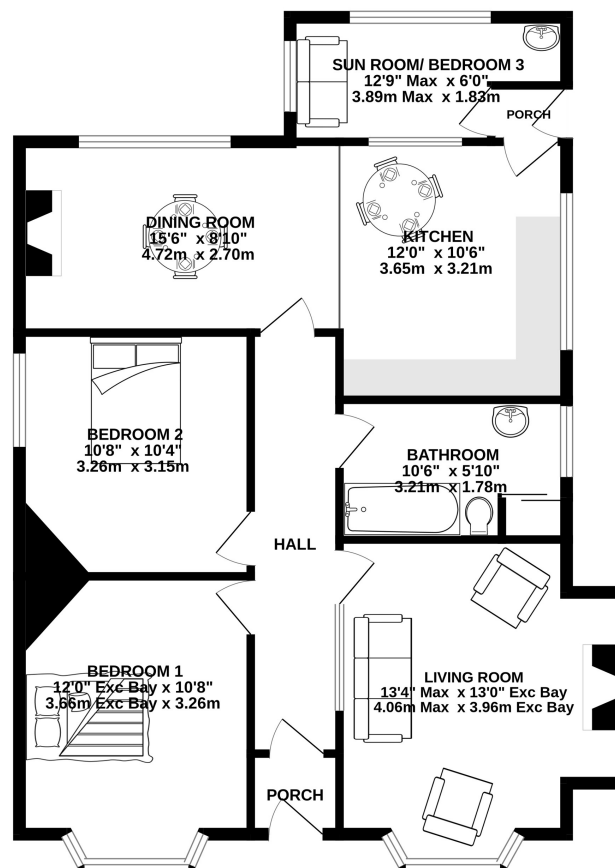
This rural property is situated in an established part of Little Leigh conveniently fronting the A559 giving direct access to the A49 intersection and the motorway network leading to several major commercial centres throughout the North West. The bungalow adjoins farmland to one side and everything behind leads into delightful open countryside. Northwich town centre is just 3 miles and provides an excellent choice of shops and stores, Waitrose supermarket against a picturesque marina, bars and restaurants, multiplex cinema and memorial court with swimming pool and gym. Little Leigh has easy access to lovely nearby landmarks Marbury Country Park 2.8 miles away connecting to Anderton Nature Reserve

SERVICES: Mains water, electricity and drainage is by a shared septic tank. Oil fired central heating with recently installed boiler. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Prospective purchasers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council Tax Band E - Energy Efficiency Rating Band TBC

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
904 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA: 904 sq.ft. (84.0 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 misstatement. 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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Important Information

- Council Tax Band: E
- Tenure:Freehold

EPC Rating

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