



**GASCOIGNE
HALMAN**

TOP ROAD, KINGSLEY

THE AREAS LEADING ESTATE AGENT



| AN INDIVIDUAL DETACHED BUNGALOW SET IN IMPRESSIVE 0.26 ACRE GARDEN WITHIN A POPULAR RURAL VILLAGE

TOP ROAD, KINGSLEY

£475,000

An impressive, one off detached bungalow set in a stunning 0.26 acre plot with extensive parking and a collection of useful outbuildings. It offers genuinely spacious, versatile and flexible accommodation and tremendous scope for updating and possible development, subject to planning.

This much loved detached bungalow has been in the same ownership for over 50 years and offers far more than you'd expect from it's external appearance.

There are a number of key features that will be best appreciated during a personal inspection. Highlights include the large and private garden with a long driveway, opening to a rear parking area with space for multiple vehicles. There are a host of useful outbuildings including a garage, summer house and numerous storage sheds and workshops. Whilst some of these would benefit from repair, the space and flexibility offered is immense and will undoubtedly appeal to home workers and those with hobbies.





Internally, the property delivers accommodation extending to over 1330 sq ft, (124 sq m) with large, light rooms, high ceilings and a feeling of space. The main living room is of excellent proportions and this is accompanied by a dining area, kitchen and a large utility room. The entrance hall is wide and long and leads to three spacious bedrooms and a good sized bathroom. There is a large loft that could offer potential for conversion, subject to any relevant planning permissions and building regulation approval being obtained.

Please note that the sale of this property is subject to Grant of Probate. Please contact us in relation to the potential timeframes involved.

LOCATION

Kingsley is a very popular rural village surrounded by open countryside and farmland with Delamere Forest just a few minutes away. The village has a thriving community spirit with a busy community centre and a selection of local services including a village store and Post Office, popular primary schools, Churches, Cricket Club and a pub. The property also lies within the catchment for Helsby High School and there are other good state and independent schools available in Weaverham, Hartford and Northwich. Frodsham and Northwich are both nearby offering a wide selection of shops. The road, rail and motorway networks allow daily commuter access to the regions commercial centres.

TENURE

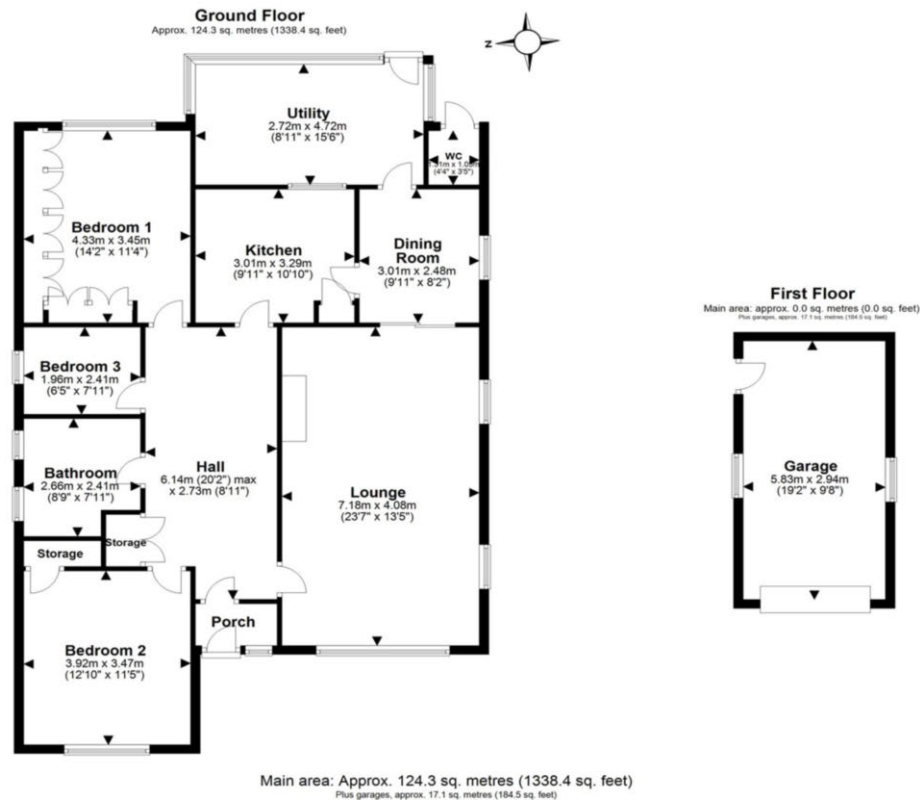
Freehold.

COUNCIL TAX

Band E. Cheshire West & Chester.

EPC RATING

Awaited



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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