



The Gables

Byley Road, Byley, Middlewich, Cheshire, CW10 9NJ

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Offers Over - £500,000

This well presented three-bedroom detached bungalow is located the desirable area of Byley, Cheshire. Built twenty years ago by the current owners, it has thoughtfully been designed to include character throughout the property, with beams sourced locally, as well as the house being centred on allowing the light to flow through the property. The property is split with living quarters one side of the property and sleeping to the other end. The living space offers a large entrance porch used as a formal dining room, with a bright lounge at the back of the entrance hall, a large kitchen breakfast room, with a separate shower room through the utility, as well as more space with multi-purpose use. Then three large double bedrooms including an en-suite master bedroom situated at the other end of the property. With a good-sized bathroom serving the other two bedrooms, providing ample space for all.

LOCATION

Byley is a sought after and picturesque village, known for its close-knit community with the Village Hall at its centre. The village offers a peaceful lifestyle while remaining close to the nearby town of Middlewich providing access to a broader range of services and facilities.

Byley is well situated for commuting, with easy access to the M6 and A556, connecting residents to hubs such as Manchester, Chester and Liverpool. The nearby town of Holmes Chapel provides convenient rail links. Close to market towns like Middlewich and Holmes Chapel providing access to an array of shops, dining and recreational activities. The renowned Delamere Forest and Jodrell Bank are within a short drive providing scenic escapes and outdoor activities. With excellent schools, amenities and rural surroundings, Byley is a highly desirable locations for families, professionals, and retirees alike.





ACCOMMODATION

ENTRANCE HALL

Located at the centre of the property, large feature room with wooden flooring leading to the rest of the property. With a current use of a formal dining room.

STUDY/SNUG

Double glazed windows, located through the kitchen.

LOUNGE

Large formal lounge, with double glazed windows around the room. Feature fireplace located in the centre of the room, with double doors leading to the garden.



DINING KITCHEN

Kitchen area has been fitted to create a cosy and inviting space. With the AGA being a key feature. Ample storage space around the kitchen and black granite worksurfaces, along with integrated dishwasher.

Dining area features the terracotta tiles throughout the kitchen. Features double doors onto the deck area of the rear garden.

GARAGE

Accessed through the kitchen, large double garage creates additional storage space. Finished with electrical doors.

SHOWER ROOM

Shower cubicle with mains shower, W.C. and wash hand basin. With terracotta floor tiles.



MASTER BEDROOM

Double glazed windows featured around the bright rooms, with fitted storage space.

ENSUITE BATHROOM

Comprising a walk in shower, served by mains, W.C. and vanity hand basin, tile walls, with a double glazed window on the side wall.

BEDROOM 2

Double sized bedroom, featuring dual aspect double glazed windows, radiator large bay window.

BEDROOM 3

Double sized bedroom, featuring dual aspect double glazed windows, radiator

BATHROOM

Bath with over head shower, mains, W.C. and vanity hand basin, radiator, double glazed window.





OUTSIDE

Externally the property is set back from the road, with a large stone driveway providing ample of off-road parking.

The well maintained and mature garden wraps around the property. The deck area allowing for alfresco dining is the perfect spot to take in the surrounding countryside.

SERVICES

Mains electric, water and private septic tank.

COUNCIL TAX

E

EPC

D



DIRECTIONS

Sat nav – CW10 9NJ

What3words - ///valuables.theory.shirt

APPROXIMATE DISTANCES

Middlewich – 2.1 miles

Holmes Chapel – 3.8 miles

Manchester Airport – 22 miles

Liverpool Airport – 29 miles

VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

DISCLAIMER

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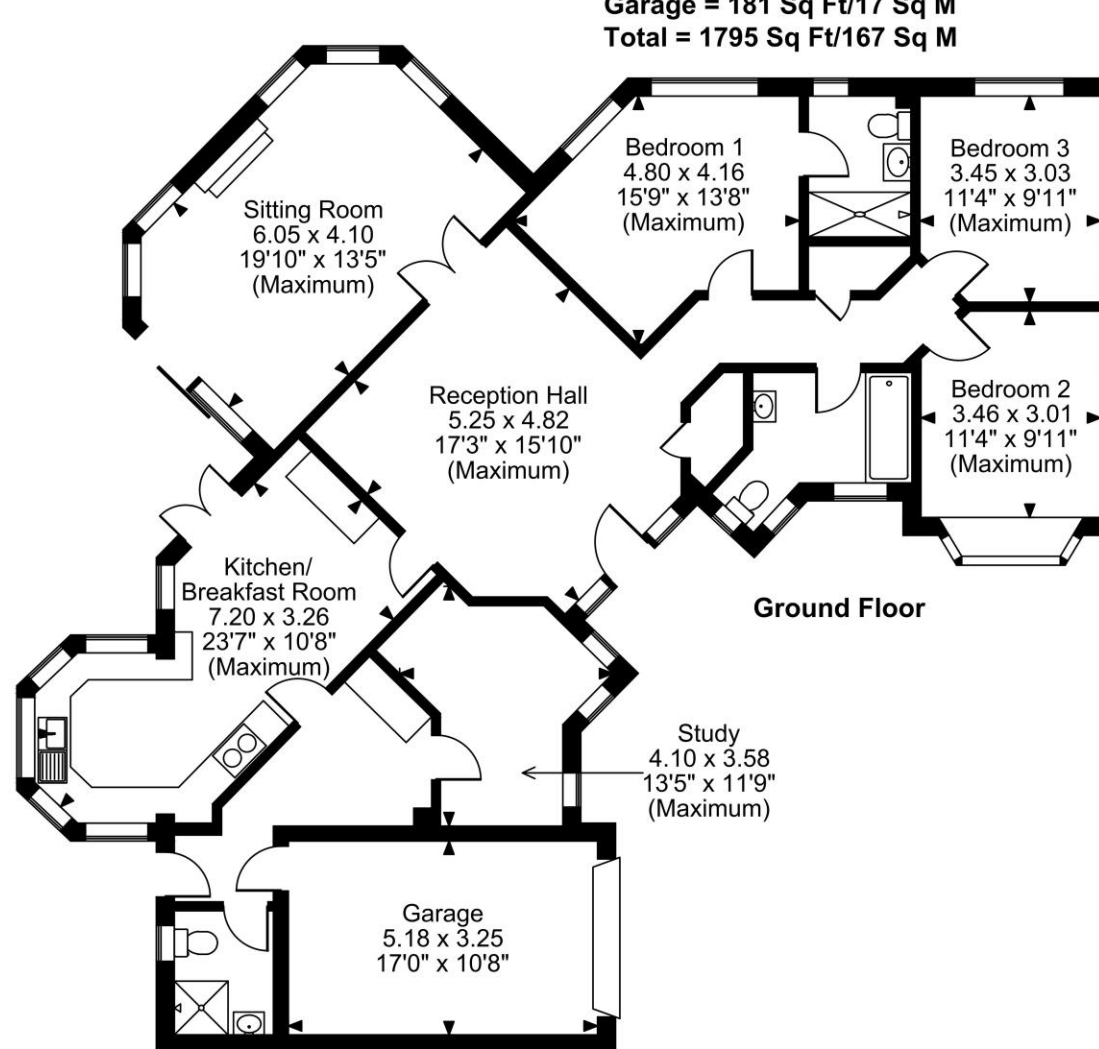
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Approximate Gross Internal Area

Main House = 1614 Sq Ft/150 Sq M

Garage = 181 Sq Ft/17 Sq M

Total = 1795 Sq Ft/167 Sq M



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