



**23A CHURCH LANE  
ELLESMERE PORT, CH66 4RE**

**£450,000  
FREEHOLD**

NO ONWARD CHAIN

Vista Abode proudly presents this exceptional three-bedroom detached bungalow, situated on one of the area's most prestigious tree lined roads. Occupying an expansive private plot, the property also boasts potential for further development of side and front extensions subject to planning approval.

This home has been expertly renovated by its current owner to the highest standards, combining sophistication and functionality. The thoughtfully designed layout comprises an inviting reception hall, a spacious living room with feature fire, and a conservatory that offers stunning views of the landscaped rear garden. There is also a formal dining room, ideal for entertaining, and a contemporary fitted kitchen. The kitchen features high-quality wall and base units, integrated appliances, and a stylish range cooker, blending practicality with modern design. The ground floor

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# 23A CHURCH LANE

- Prestigious Location • No Chain • Extensive Grounds • Top Specification • Wet Room • Conservatory • Detached Dorma Bungalow • Virtual tour available



## Living Room

Window to front elevation, gas fire, through to conservatory.

## Conservatory

Flowing through from the Living Room with views and access to the rear garden.

## Kitchen

With a range of base and wall units, integrated appliances, Range cooker and views to the rear garden.

## Dining Room

Window to rear elevation.

## Bedroom 1

## Bedroom 2

## Wet Room

Blue marble vanity unit and electric shower.

## Master suite

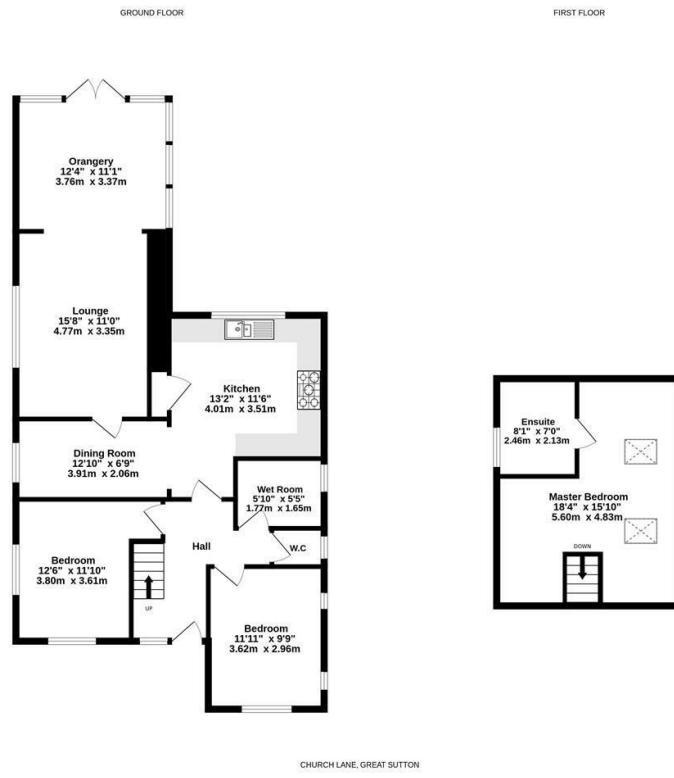
Flooded with natural light and wooden beams, this is the perfect tranquil space.

## En-suite

Window to rear elevation, bath, shower, sink and WC.

## 23A CHURCH LANE





**EPC Rating: D    Council Tax Band: D**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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