

UPPER ALDERSEY HOUSE,

SCHOOL LANE, BUNBURY
CW6 9NR



Occupying the upper half of an attractive detached period house this three-bedroom apartment has spacious accommodation with potential to modernise. It sits within a large plot with ample off-road parking and a detached garage all whilst being within strolling distance of the centre of Bunbury.

The property is entered at ground floor level via a privately accessed hallway. From here stairs lead down to the cellar as well as to the first floor where the majority of the accommodation is located. The half landing on the stairs offers a small storage area with a side aspect window allowing light into the full stairwell. At first floor level the stairwell is divided from the principle living areas by a glazed door and window, defining the space whilst allowing in light from the half landing window. There is also a glazed skylight currently covered by plasterboard .

The living room sits to the front of the property with high ceilings and a spacious feeling complemented by large windows and an attractive fireplace as its focal point. The dining room is another adaptable living space with ample room whilst providing staired access to the kitchen which sits to the rear of the property.

The first and second bedrooms are of a similar scale, again enjoying the high ceilings which are prevalent through the property. The third bedroom whilst being smaller has scope for alternative day time uses dependent upon prospective purchasers requirements. All bedrooms are serviced by the family bathroom.

Externally the property continues to impress. A long driveway provides off road paring for multiple vehicles as well as access to the detached garage. To the rear of the property a larger more enclosed garden is principally laid to lawn and enjoys views to the rear.

LOCATION

Bunbury is a delightful, unspoilt village that perfectly combines rural charm with everyday convenience. At its centre stands a beautiful church dating back over 1,000 years, while the village also offers a surprising array of amenities for its size. These include a Co-op convenience store, two independent coffee shops, a traditional fish and chip shop, and several welcoming pubs, among them the ever-popular Dysart Arms. There is also a thriving cricket and tennis club, together with a state-of-the-art medical centre.



Families are particularly drawn to Bunbury thanks to its highly regarded Bunbury Primary School, which enjoys an outstanding reputation for academic excellence. The school also feeds into the sought-after Tarporley High School, further enhancing the village's appeal.

Just a short distance away, the bustling village of Tarporley offers an even wider selection of shops, restaurants and services, while excellent transport links make Bunbury an ideal choice for commuters. Major commercial centres including Manchester, Liverpool, Crewe, Warrington and Nantwich are all within easy reach, with Crewe Railway Station and both Manchester and Liverpool Airports providing swift connections across the UK and beyond.

The detailed description comprises:

GROUND FLOOR ENTRANCE HALL 1.66m x 2.94m

Side aspect UPVC double glazed door with UPVC double glazed obscured glass window to the side. Electric radiator. Ceiling mounted light fitting. Door and stairs down to cellar. Stairs to first floor.

HALF LANDING 0.80m x 1.60m

Door to storage cupboard with side aspect UPVC double glazed window and fitted storage.

FIRST FLOOR LANDING 1.83m x 4.17m

Ceiling mounted light fitting. Glass panel timber frame door and window to stairwell. Doors to living room, dining room, family bathroom, bedroom one, bedroom two and bedroom three.

DINING ROOM 4.29m x 3.48m

Side aspect double glazed window. Ceiling mounted light fitting. Picture rail. Fitted storage. Stove with granite hearth, timber surround and mantle. Electric radiator. Ceiling amount of light fitting. Door and stairs down to kitchen.

KITCHEN 4.3m x 3.3m

Dual aspect windows. Range of wall and floor mounted kitchen units with a roll top preparation surface. Double electric oven with four ring hob. Integrated the fridge and freezer. Integrated washing machine. Ceiling mounted light fitting.



LIVING ROOM 5.49m x 4.28m

Front aspect double glazed window. Side aspect double glazed window. Ceiling mounted light fitting. Picture rail. Fireplace with tiled hearth and surround. Electric radiator. Two ceiling mounted light fittings

BEDROOM ONE 3.99m x 5.29m

Front aspect window. Ceiling mounted light fitting. Picture rail. Electric radiator. Shallow storage cupboard. Ceiling mounted light fitting.

BEDROOM TWO 4.27m x 3.42m

Side aspect window. Ceiling mounted light fitting. Picture rail. Fitted wardrobe. Electric radiator.

BEDROOM THREE 2.76m x 2.47m

Front aspect double glaze window. Ceiling light fitting. Picture rail.

FAMILY BATHROOM 2.23m x 1.85m

Rear aspect double glaze window. low level WC. Panel bath with shower fitting and shower screen. Wash hand basin sitting on vanity unit with mixer tap. Fitted mirror. Electric heater. Extractor fan. Ceiling mounted light fitting.

DETACHED GARAGE 3.77m x 5.73 m

Front access electrically operated up and over vehicular door. Rear aspect pedestrian access door. Electric and light fittings.

EXTERNALLY

A private driveway with parking for multiple vehicles. Detached garage. Rear garden.

WHAT3WORDS ///

///stole.scarecrow.headliner

FINER POINTS

- A first floor apartment accessed at ground floor level.
- Private grounds for the sole use of Upper Aldersey House
- Electric heating system
- The current owner has had informal discussions with the freeholder (The Haberdashers) with an amenable approach to an extension to the leasehold. This would be the responsibility of a purchaser to address once purchased.



COUNCIL TAX

Council Tax Band 'C' - Cheshire East

TENURE

We believe the property to be Leasehold. With a 99 year term starting from 1965. Ground rent of £15 per year is payable to The Haberdashers. Purchasers should verify this through their solicitor.

SERVICES

We understand that there is mains electricity, water and drainage.

VIEWINGS

By prior appointment 7 days a week please call 01829 701 669 to arrange a viewing

AML (Anti Money Laundering)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memoranda confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.

