



Wright Marshall  
Estate Agents

STRAWBERRY LANE, ACTON BRIDGE CW8 3QF

OFFERS IN THE REGION OF £510,000





Spacious bungalow located at the end of a no through road with spectacular views over the Weaver Valley and River Weaver

## Description

Purchased by the current vendor 30 years ago this 1950s detached bungalow sits on a large plot with open field views across Acton Bridge.

The property sits at the end of a no through road consisting of 8 dwellings providing a quiet and private neighbourhood, ideal for downsizers and retirees relocating from the city.

To the front aspect there is a large driveway for up to three vehicles and ample off road parking on Strawberry Lane for extra visitors.

Ground floor accommodation comprises spacious porch through hallway with access to the converted loft, kitchen, reception rooms and bedrooms. The kitchen/dining looks out over the Weaver Valley creating the perfect opportunity for a buyer to extend the current room into larger open plan kitchen/dining room with an orangery extension to take full advantage of the breathtaking views.

All three bedrooms are doubles, there is a four piece family bathroom, separate WC and the property is double glazed throughout.

The property is on mains gas with a combi boiler and has it's own private septic tank.

Externally there are spacious lawned gardens to both the front and the rear aspects, plenty of outside storage space in the form of a timber shed to the front aspect and all boundaries are identified by the surrounding hedgerow.

Acton Bridge is a desirable village with glorious walks, a local cruising club and bowling and tennis club where residents can sign up to an annual membership.

Within walking distance are two local pubs, The Leigh Arms and The Riverside Inn, both with beer gardens overlooking the River Weaver. Local village shops are available in both Kingsley and Weaverham, with Acton Bridge Station, only ten-minutes' walk away, on the West Coast Main Line, connecting you to London, Birmingham and Liverpool.

Commuting is convenient, with easy access to the M6. Strawberry Lane is also equidistant between Manchester and Liverpool airports for those travelling internationally.

Nearby primary schools include Crowton Church of England Primary School, Weaverham High School and the prestigious Grange independent school only ten minutes away in Hartford.

With the vision and imagination, once developed and modernised, Hillside has the potential to become a truly fabulous home.







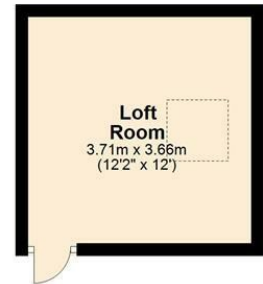
### Ground Floor

Approx. 129.3 sq. metres (1391.3 sq. feet)



### First Floor

Approx. 13.5 sq. metres (145.8 sq. feet)



Total area: approx. 142.8 sq. metres (1537.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			77
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		58	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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