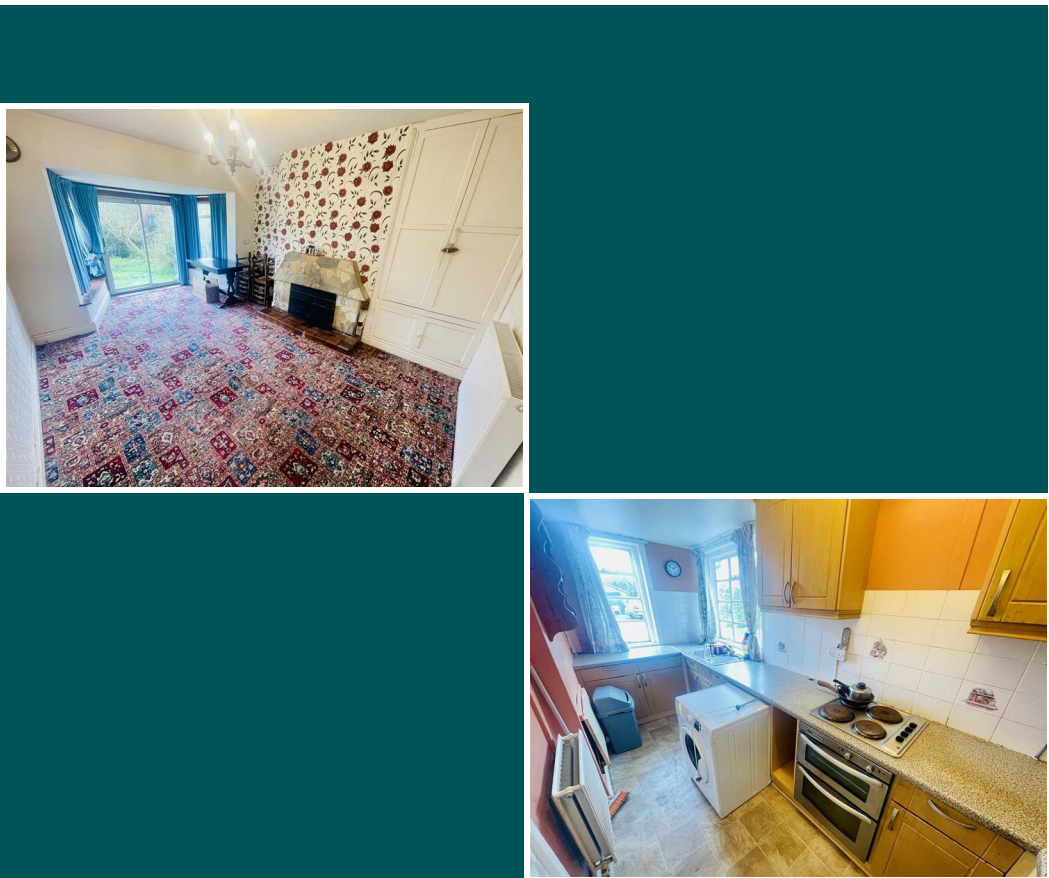


MISREPRESENTATION ACT 1967.  
Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute part of, an offer or contract.  
2. All descriptions and 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.  
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



OFFERS IN THE REGION OF £550,000



BLOSSOM HILL  
MILL LANE  
KINGSLEY  
FRODSHAM  
WA6 8JA

3 1 1 D  
COUNCIL TAX BAND: E





Development opportunity positioned on a 4.5 acre plot with outbuildings and stables located in Kingsley

### Description

Owned in the vendors family for over forty years this detached bungalow with outbuildings is the perfect opportunity for a property developer or a family looking to acquire their next project.

Externally the property is located off Mill Lane down a sweeping gravel driveway with ample off road parking for multiple vehicles with south facing open field views, garages and stables surrounding the bungalow.

Please note that there is a main water line running through the middle of the boundary from East to West. Please see the title deed which outlines the boundaries. This property has it's own septic tank and oil tank, both located in the north east corner of the boundary.

Accommodation comprises porch through spacious hallway with access to the lounge, kitchen, three double bedrooms, store housing the oil fired boiler, WC and separate three piece family bathroom.

This property is located one mile from Kingsley village, a thriving rural community. There is a Co-op village store/Post Office, dispensing chemists, two popular primary schools, a village pub, three churches and an active community centre. The area is surrounded by open countryside with Delamere Forest nearby for walking, cycling and horse riding. Frodsham and Northwich are both within easy reach offering a wide range of shops and services.

With a wide range of independent and state schools within a short drive, there are also two village primary schools in Kingsley itself including Kingsley St John's and Kingsley Community Primary and Nursery School, whilst Crowton Christ Church C of E and Norley Church of England School are also nearby.

The road, rail and motorway networks allow access to many parts of the North West with Chester, Warrington, Liverpool and Manchester all within daily travelling distance.

Acton Bridge train station (Chester to Manchester), Runcorn train station (Liverpool to London), Manchester and Liverpool airports are all only a short drive away from the property making the property very accessible for commuters.

