





# Hughenden, Rowton Bridge Road

*A spacious 2-bedroom bungalow in a prime position in the beautiful, much sought-after village location of Christleton, benefitting from a conservatory, parking for multiple cars, a double length garage, gardens to front and rear. Close to excellent schools and transport links.*



## Entrance Porch

*4' 9" x 4' 9" max ( 1.45m x 1.45m max )*

Glazed front door leading into the Entrance Porch, with a further glazed door leading into the Entrance Hall.

## Entrance Hall

*1' 2" x 5' 8" max ( 0.36m x 1.73m max )*

With carpet flooring, storage cupboard, radiator, loft hatch with pull-down ladder, and doors leading to the Lounge, Kitchen, both Bedrooms and the Bathroom.

## Lounge

*15' x 13' max ( 4.57m x 3.96m max )*

With a leaded window to the front elevation, electric fire set in a brick surround with hearth and mantelpiece, ceiling beams, carpet flooring, and a radiator.

## Kitchen

*16' 8" x 10' 3" max ( 5.08m x 3.12m max )*

Fitted with a range of wall, base and drawer units with complementary work surfaces, a stainless steel sink and drainer, cooker and hob, extractor fan, pantry, cupboard housing the water tank, carpet tile flooring, leaded windows to the rear and side elevations, and a door to the side elevation.



## Conservatory

*13' 11" x 10' max ( 4.24m x 3.05m max )*

A steel frame conservatory with carpet tile flooring, patio doors leading to Bedroom One, and a door leading to the side elevation.

## Bedroom One

*10' 4" x 12' 6" max ( 3.15m x 3.81m max )*

With a window looking into the Conservatory, carpet flooring, and a radiator.

## Bedroom Two

*10' 4" x 11' 7" max ( 3.15m x 3.53m max )*

With a window to the front elevation, a built-in wardrobe, carpet flooring, and a radiator.

## Bathroom

*6' 10" x 6' 11" max ( 2.08m x 2.11m max )*

Comprising bath with shower above, WC and wash hand basin, carpet flooring, a radiator, and a window to the side elevation.



## Outside

### Front

Mainly laid to lawn with mature plants and hedging. Iron gates open onto a spacious tarmac driveway with parking for multiple cars, leading on to the Garage.

### Rear

A spacious south-west facing garden, ideal for entertaining throughout the year, with raised decked areas, lawn, and mature trees and plants.

### Garage

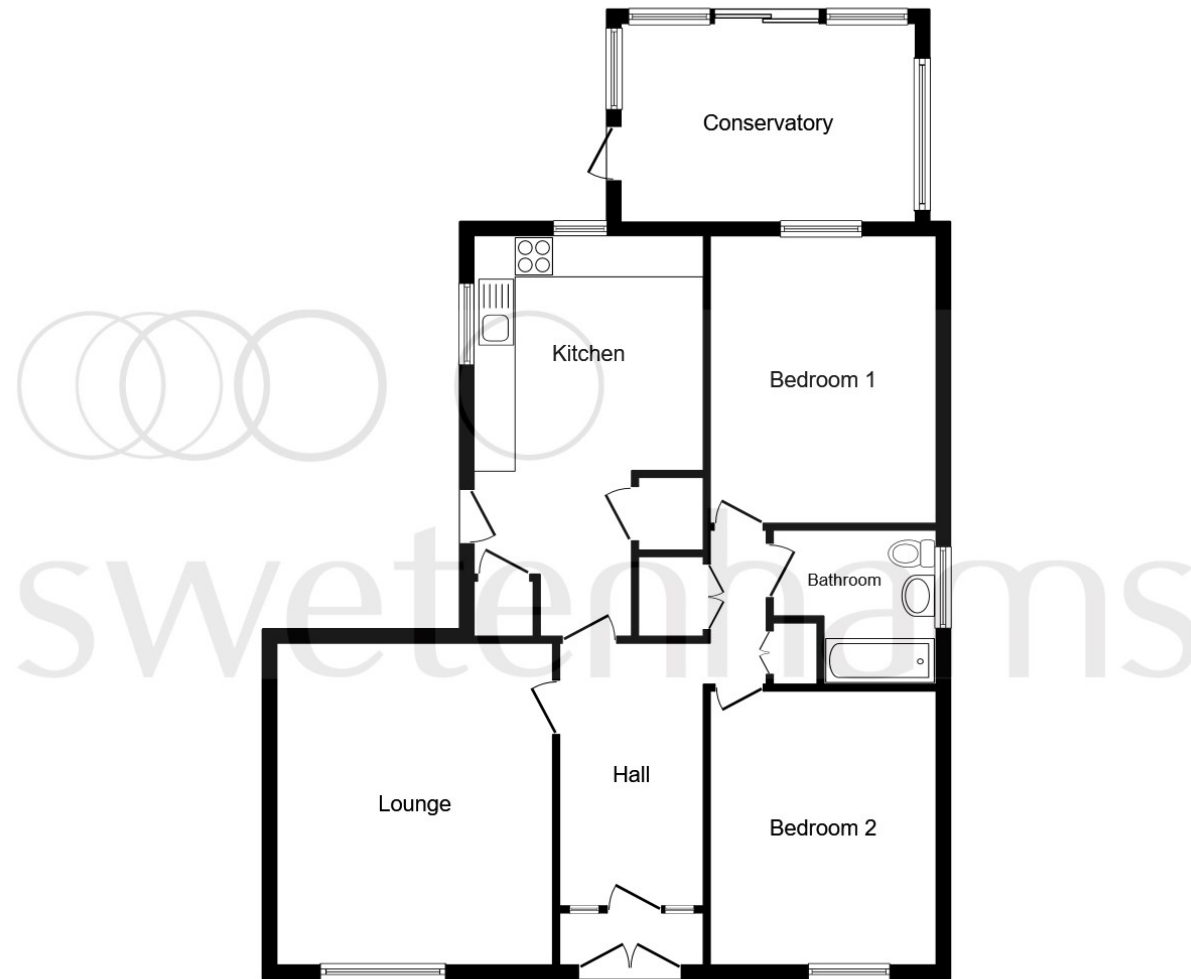
The driveway leads to a double length garage which has been split into a workshop, with the possibility of using it as an office space.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



## welcome to Rowton Bridge Road, Christleton, Chester CH3 7BD

Set in the beautiful village of Christleton, one of Chester's much sought-after locations, this spacious two-bedroom bungalow occupies a prime position within the village. With an excellent plot size, it is ideal for someone to put their own stamp on it, to make it into a spacious family home. In brief, the property comprises; entrance porch, spacious hallway, lounge, kitchen/diner with pantry, conservatory, two double bedrooms and a family bathroom. To the front of property is a spacious tarmac driveway with parking for multiple cars, and a lawned garden with mature plants and a tree. The driveway leads to the garage, which is double length and has been split into a workshop with the possibility of using it as an office space. The rear garden is spacious and south-west facing, making it an ideal entertaining space throughout the year, with raised decked areas, lawn and mature trees and plants.

Christleton boasts excellent primary and secondary schools, and an excellent village community, and is within 5 minutes of the national motorway network and the A55 North-Wales Expressway, and only 3 miles from Chester city centre.

Offers over

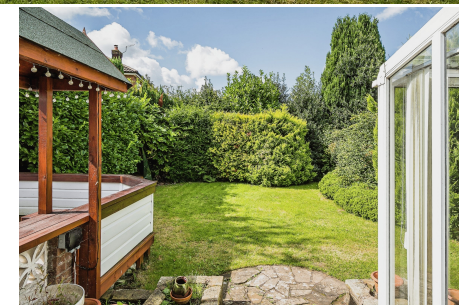
# £425,000

- A Spacious 2-Bedroom Bungalow
- Conservatory
- Parking for Multiple Cars and Double-Length Garage
- Gardens to Front and Rear

Tenure: Freehold

EPC Rating: E

**PORTFOLIO** from **swetenhams**



To find out more information or to arrange a viewing call

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