



14 Waverton Close, Hough CW2 5RB

**CHESHIRE
LAMONT**

A well presented detached bungalow set back from the close in a lovely tranquil cul-de-sac position within the highly sought after village of Hough benefiting from versatile accommodation, driveway, garage and enclosed private rear gardens. NO CHAIN. Viewing recommended.

- A well presented detached bungalow
- Situated in a tranquil cul-de-sac position within a highly sought after location
- Driveway providing superb parking facilities and garage
- Established enclosed private rear garden
- Porch and lounge with fireplace
- Kitchen, sitting room and garden room
- Double bedroom with fitted wardrobes, further potential bedroom and shower room
- Gas fired central heating and uPVC double glazing
- NO CHAIN
- Early completion available

Agents Remarks

This detached bungalow stands in a highly regarded cul de sac in the sought after village of Hough and nearby to facilities at Shavington, Wybunbury and the towns of Crewe and historic Nantwich. Nearby Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake and nearby canal network with highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station.

Property Details

A covered porch stands to the front of the bungalow and a raised step leads to a uPVC double glazed door allowing access to:

Entrance Hall

With a built-in cupboard incorporating a further cupboard over and a panel door leads to:

Lounge 13' 0" x 16' 0" max (3.95m x 4.88m max)

With a uPVC double glazed window to front and side elevations, radiators, fireplace inset within surround upon raised hearth and a panel door leads to:



Inner Hall

With access to loft, door to deep storage cupboard incorporating a Worcester gas fired central heating boiler and a folding panel door leads to:

Shower Room

With a large walk-in shower cubicle, WC, vanity wash basin incorporating cupboards and drawer, chrome towel radiator, uPVC double glazed window, tiled floor and tiled walls.

From the Inner Hall a panel door leads to:

Kitchen 10' 11" x 6' 9" (3.34m x 2.07m)

With Oak effect base and wall mounted units, single drainer sink with mixer tap, built-in electric oven, four ring hob with extractor over, recessed ceiling lighting, part tiled walls, uPVC double glazed window, uPVC double glazed door to outside and radiator.

From the Inner Hall a panel door leads to:

Bedroom One 10' 10" x 8' 10" (3.31m x 2.68m)

With a uPVC double glazed window to rear elevation, radiator and full width fitted wardrobes with sliding doors to front.

From the Inner Hall a panel door leads to:

Office/Bedroom 9' 5" x 6' 11" (2.88m x 2.10m)

With a uPVC double glazed window to side elevation, radiator and a doorway leads to:

Sitting Room incorporating Garden Room 22' 7" x 6' 4" (6.89m x 1.93m)

Sitting Room

With a uPVC double glazed window to side elevation, radiator, coved ceiling and open access leads to:

Garden Room/Conservatory

With a uPVC double glazed roof, uPVC double glazed windows providing lovely aspects over the South facing garden, uPVC double glazed doors to outside, Oak effect flooring and radiator.

Garden

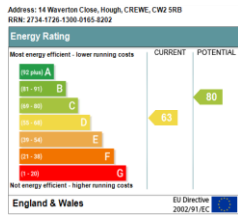
The enclosed garden extends to the rear within high fencing and incorporates a lawned garden area with flower beds and borders and a paved and gravel area. A gate to the side of the house allows access to a pathway which leads to a garage at the rear.



Tenure
Freehold.

Services
All main services are connected (not tested by Cheshire Lamont).

Viewings
Strictly by appointment only via Cheshire Lamont.



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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