



Giantswood Lane, Hulme Walfield, CW12 2HH.  
Offers in Excess of £475,000

Whittaker & Biggs Est. 1930



# Giantswood Lane, Hulme Walfield, CW12 2HH.

If you're looking for a detached bungalow within a highly desirable, non estate location with adjacent woodland walks, then this is one for you.

This three-bedroom detached bungalow is set upon an exceptional sized plot having extensive front and rear gardens.

Internally the property offers spacious accommodation including a reception hallway, spacious lounge with views over the glorious front gardens, sizeable dining kitchen with adjoining utility and separate w.c.

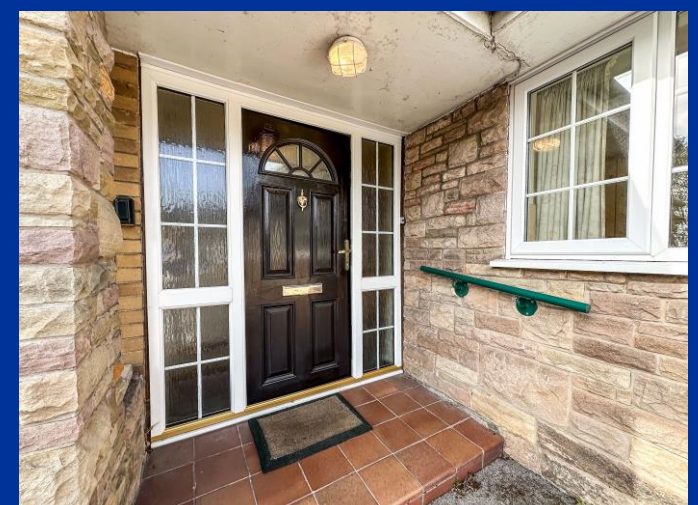
From the utility there is an integral garage which offers potential to create an open plan dining & living kitchen without the need to extend. However, due to the properties exceptional sized plot, there is also much scope to extend the existing accommodation or create a dorma style bungalow.

There are three good size bedrooms plus a modern style wet room.

The rear garden has double gated side access permitting vehicles in addition to the front driveway. The rear garden has an assortment of timber constructed outbuildings plus a detached double garage/workshop.

The property has never been previously marketed, having been built & occupied by the original owners since its construction in the mid 60s, creating a rare and exciting opportunity for those looking for an individual style property with location being a high priority.

This lovely bungalow is offered for sale with no upward chain with a viewing appointment highly advised to appreciate the potential and location.





### **Covered Entrance Porch**

Having lighting, tiled floor. Composite front entrance door with full length side panels.

### **Entrance Hall 18' 3" x 4' 11" (5.55m x 1.50m)**

Having wall light points, radiator.

### **Lounge 18' 0" x 12' 0" (5.49m x 3.66m)**

Having a UPVC double glazed bow window to the front aspect overlooking the front gardens. Radiator, coving to ceiling, wall light points, inset electric fire with slate tiled hearth

### **Dining Kitchen 11' 4" x 14' 0" (3.45m x 4.26m)**

Having a range of Oak effect wall mounted cupboard and base unit units with fitted worksurface over incorporating a one and a half bowl sink unit with mixer tap over. Integral electric double oven with combination grill, separate ceramic hob with extractor fan over. Integral dishwasher, integral fridge. radiator, coving to ceiling, tiled effect flooring. Built in storage cupboard with shelving, secondary built in storage cupboard with overhead storage. UPVC double glazed window to the front aspect overlooking the front lawned gardens.

### **Utility 10' 4" x 15' 7" (3.14m reducing to 1.37 m x 4.75m reducing to 1.56 m)**

Having a UPVC double glazed window to the rear aspect, UPVC double glazed rear entrance door with obscured glazed panel.

Utility store having plumbing for washing machine with fitted worksurface over and shelving. Radiator, Worcester gas fired central heating boiler.

Cloaks having a modern WC with concealed cistern, wash hand basin. Part tiled walls, UPVC double glazed obscured window to the rear aspect. Sliding door through to:-

### **Integral Garage 9' 9" x 17' 8" (2.98m x 5.39m)**

Having bifolding timber doors to the front, two single glazed obscured windows to the side, access to loft space, electric light and power.

### **Bedroom One 14' 10" x 9' 11" (4.53m x 3.01m)**

Having a UPVC double glazed window to the rear aspect, radiator.

### **Bedroom Two 9' 11" x 12' 7" (3.01m x 3.84m)**

Having a range of fitted wardrobes to the side wall with incorporating dressing table and drawers. UPVC double glazed window to the side aspect, radiator, coving to ceiling.

### **Bedroom Three 11' 4" x 8' 0" (3.45m x 2.43m)**

Having fitted wardrobes to side wall with incorporating drawers. Dressing table. Radiator, UPVC double glazed window to the side aspect, coving to ceiling.

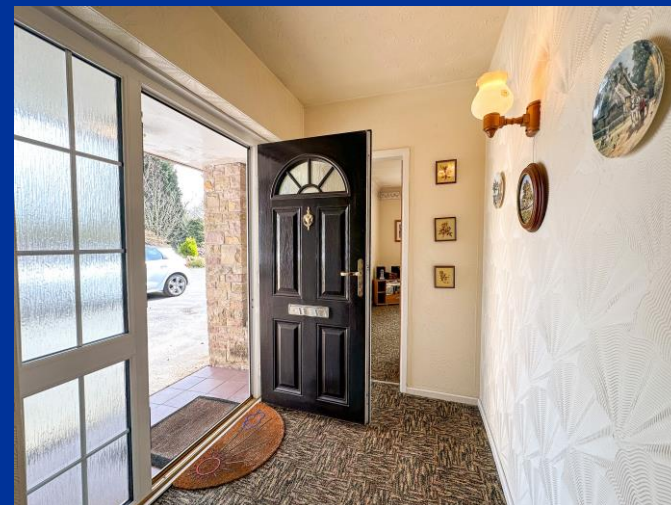
### **Wet Room 9' 10" x 6' 11" (3m reducing to 2.35m x 2.11m)**

Having a modern white wash hand basin set in white gloss vanity storage unit, WC with concealed system. Walk in shower area with thermostatically controlled shower and Perspex shower screening with grab rails. Tiled walls, UPVC double glazed obscured window to the rear aspect, built in storage cupboard with shelving. Radiator.

### **Externally**

The property is accessed from the roadside by a shared access point driveway leading onto the private driveway allowing copious amounts of off-road parking in addition to the intent to the garage and detached rear double garage.

There is a generous sized front garden with well maintained manicure gardens with privet hedging and whilst stocked feature borders. There is double gated side access with vehicle access to the rear gardens. The rear gardens include an extensive concrete hardstanding with access to range of timber constructed workshops as well as a detached brick double garage.





Note:  
Council Tax Band: E

EPC Rating:

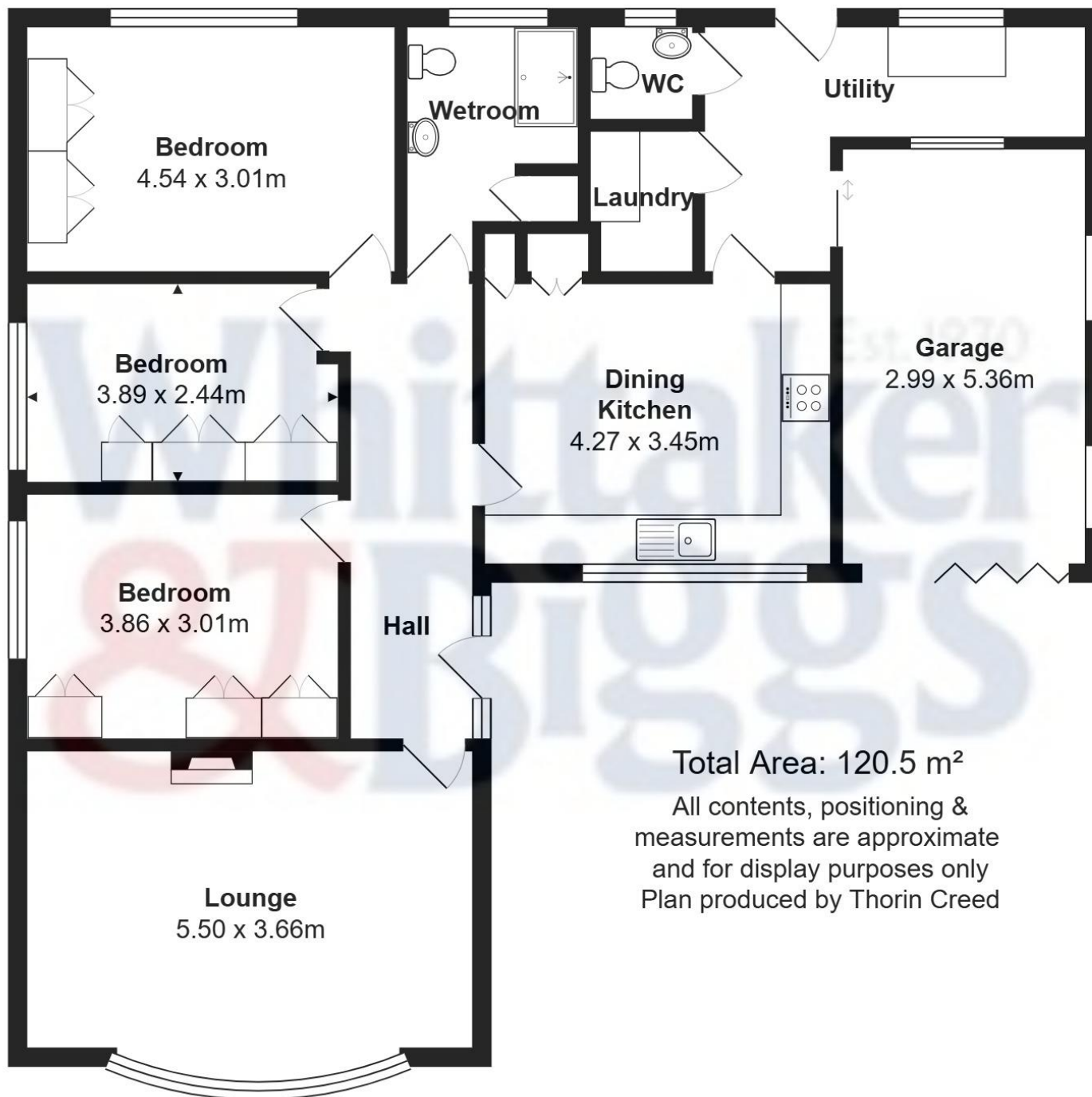
Tenure: believed to be Freehold











**Total Area: 120.5 m<sup>2</sup>**

All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed





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