



Kingfishers Rest Longhill Lane, Hankelow, Cheshire, CW3 0JG

Guide Price £350,000

**BAKER
WYNNE &
WILSON**

A SUBSTANTIAL DETACHED BUNGALOW, SET NICELY BACK FROM THE LANE, WITH A 70 FOOT SOUTH WEST FACING GARDEN OVERLOOKING COUNTRYSIDE, IN THE HAMLET OF HANKELOW.

SUMMARY

Entrance Porch, Reception Hall, Living Room, Dining Room, Kitchen/Breakfast Room, Two Double Bedrooms, Shower Room, Oil Central Heating, uPVC Double Glazed Windows, Garage, Two Garden Sheds, Greenhouse, Gardens.

DESCRIPTION

Kingfishers Rest was probably built in the 1960's of brick under a tiled roof and is approached over a concrete drive. The bungalow is a two bedroom format, but as is the nature of bungalows, the layout is flexible. The current owner had two bedrooms, and a formal dining room. It has been a much loved home for 25 years and is now offered for sale with no on going chain.

With huge scope to improve this is a bungalow that can be moved into immediately and, if required, with its large rear gardens, enlarged, subject to planning permission.



LOCATION & AMENITIES

Hankelow is a charming hamlet with a chapel, recently refurbished, White Lion Pub/Restaurant and duck pond. Indeed, Kingfishers Rest is only a 150 yard stroll from the White Lion and enjoys open views to the front and rear over countryside. A number of local walks can be enjoyed without the need of a car. Audlem Village Centre is 1.5 miles and is an attractive country village providing a number of local shops including post office, chemist, butchers, local co-operative store, newsagent, health centre, modern primary school, three cafes, three public houses and a wide variety of community activities.

Nantwich has a choice of shopping facilities, social amenities and schools as well as sporting facilities. There is a primary school in Audlem and two secondary schools in nearby Nantwich.

Approximate Distances:

Crewe (Intercity Rail Network, London Euston 90 minutes, Manchester 40 minutes) 9 miles.

M6 Motorway (junction 16) 11 miles.

The Potteries 15 miles.

Chester 23 miles.

Manchester Airport 36 miles.

DIRECTIONS

To find the property from Nantwich, take the A529 for about 5 miles into Hankelow, turn left by the White Lion, into Longhill Lane, proceed for 150 yards and the bungalow is located on the right hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

RECEPTION HALL

12'2" x 6'

Ceiling cornices, radiator.

LIVING ROOM

14'6" x 10'3"

Two single wall lights, ceiling cornices, radiator.



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DINING ROOM

14'5" x 11'4"

Open fireplace with tiled hearth, brick inset and wood burning stove, wood laminate floor, radiator.

KITCHEN/BREAKFAST ROOM

11'10" x 11'9"

One and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, tall floor standing cupboard, wall cupboards, wine rack, Zanussi integrated oven and four burner ceramic hob unit with extractor hood above, plumbing for washing machine, door to rear, two spot light fittings, radiator.

BEDROOM NO. ONE

13'6" x 11'4"

Fitted furniture comprising wall to wall wardrobes (three doubles), two bedside cabinets and dressing table, ceiling cornices, radiator.

BEDROOM NO. TWO

13'4" x 10'2"

Wall to wall fitted wardrobes (three doubles), ceiling cornices, radiator.

SHOWER ROOM

8'2" x 6'2"

White suite comprising low flush W/C and pedestal hand basin, tiled shower cubicle with Mira shower, tiled floor, half tiled walls, access to loft with two double glazed windows, radiator/towel rail.

OUTSIDE

Oil Fired Central Heating Boiler. Exterior lighting. Oil tank.

Precast constructed single GARAGE.

Two Garden Sheds, Aluminium Framed Greenhouse, Car Parking Space.

GARDENS

The gardens are extensively lawned with borders, hedgerow, vegetable plot, flagged patio and rockery. The rear garden enjoys a south westerly aspect and extends to about 70 feet.

SERVICES

Mains Water and Electricity. Septic Tank Drainage. N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

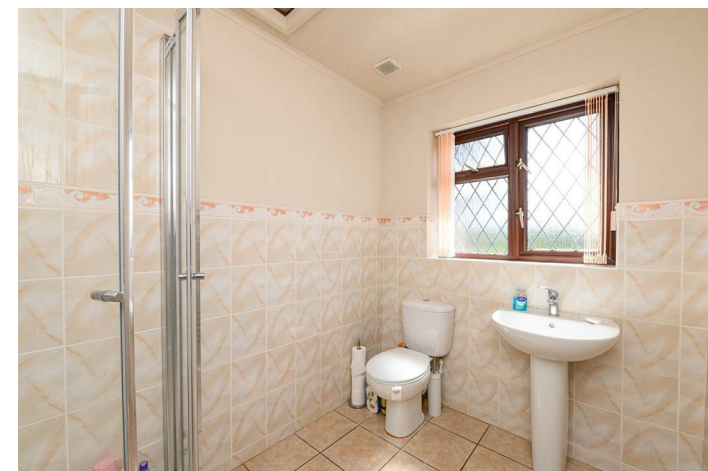
Freehold

COUNCIL TAX

Band D.

VIEWINGS

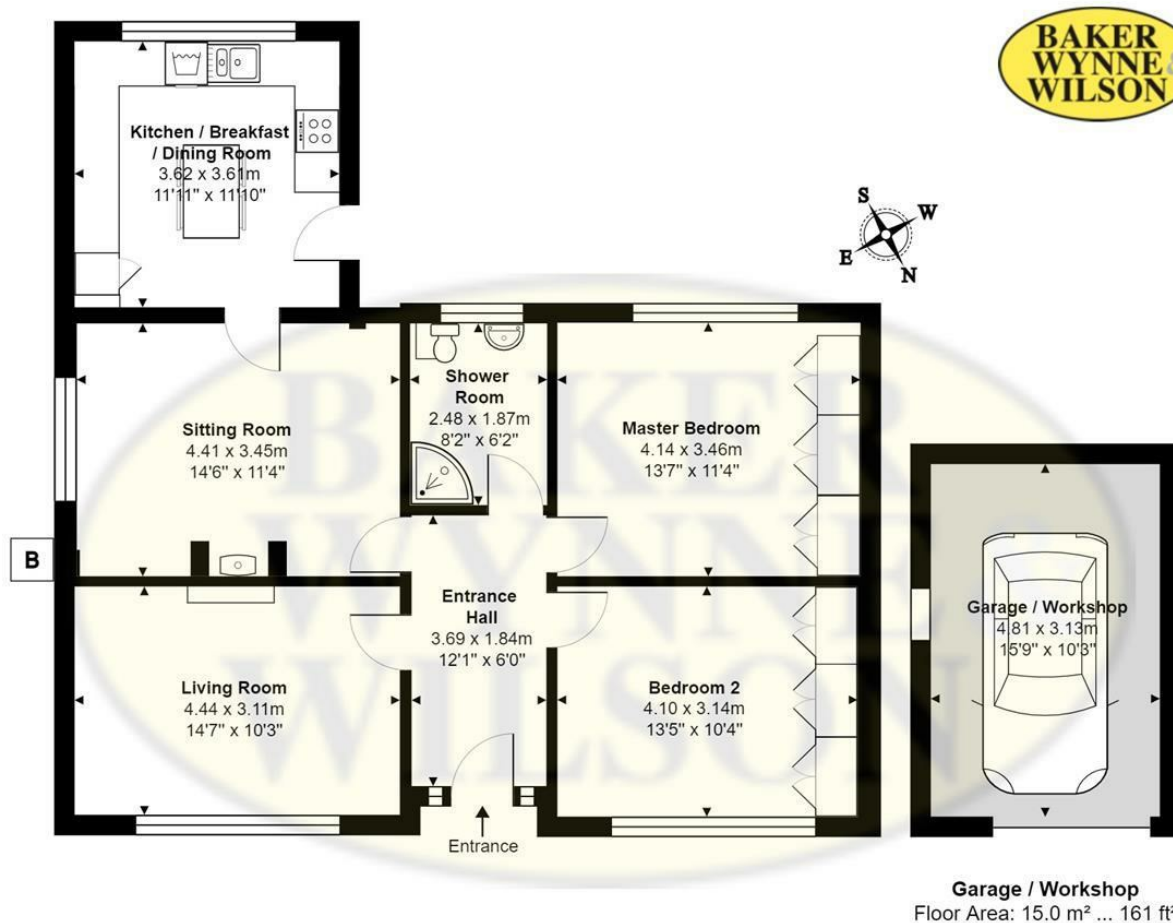
By appointment with BAKER, WYNNE & WILSON
38 Pepper Street, Nantwich. (Tel No: 01270 625214).





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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property