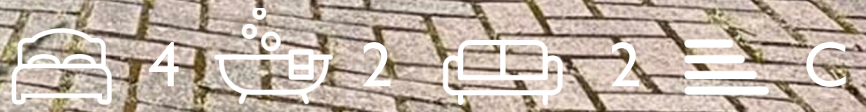




HUNTERS[®]

HERE TO GET *you* THERE



Orchard Lane, Childer Thornton, Ellesmere

Port

£475,000



It is with genuine pleasure that we can offer for your consideration this truly individual bungalow set within Childer Thornton. Childer Thornton is one of the favourable residential villages in this area. It offers a wealth of character and is served by an outstanding Ofsted rated primary school and a 300 year old real ale pub. You can enjoy a short walk through this picturesque village and surrounding countryside to all of the amenities of neighbouring Little Sutton.

The impressive home sits on a generous plot that allows parking for several cars and garden areas to three sides. A unique feature of this property is the additional accommodation that provides semi self contained lounge/bedroom and en-suite for maybe a dependant relative or indeed guests who wish to visit.

The scope with this property is significant, maybe an extension or a loft conversion (subject to permission being granted) could be possible to develop this home to meet your needs.

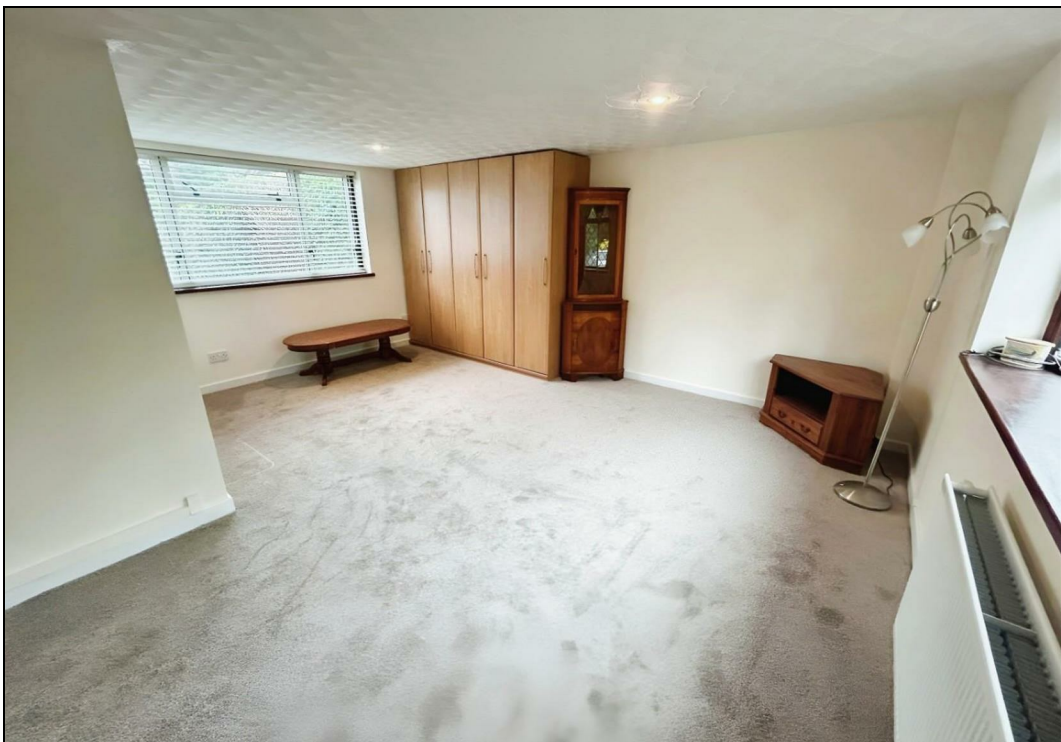
Childer Thornton is less than a 30 minute drive to both Chester and Liverpool and is 0.9 miles from Hooton train station.

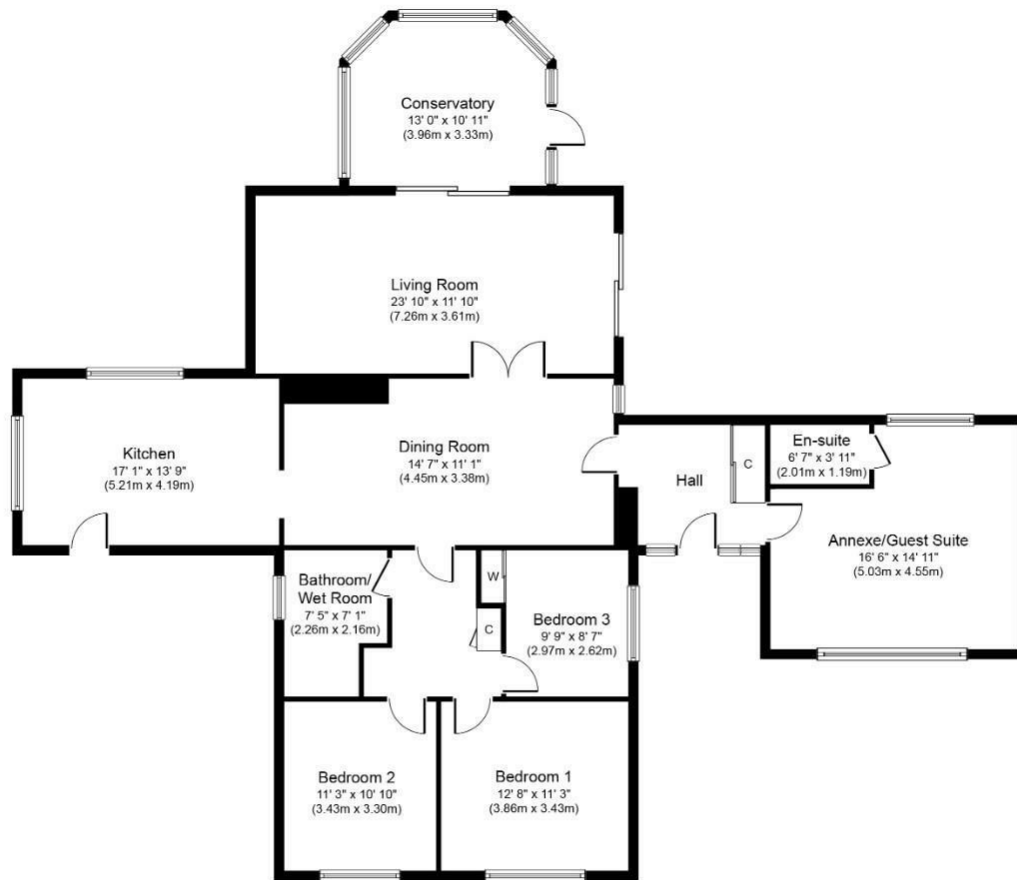
If you genuinely want an extremely spacious, well presented bungalow in a respected area with the potential for additional development you will not be disappointed. Secure your viewing by calling our team today.

Please note there is no ongoing chain.





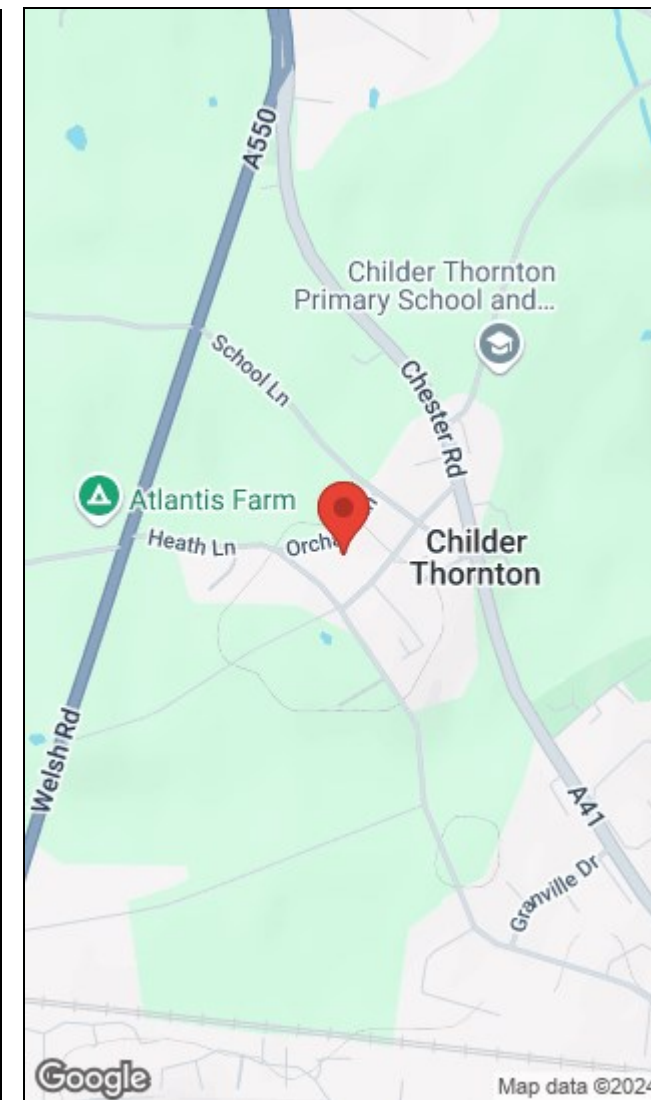




Approximate Floor Area
1,696 sq. ft.
(157.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	69		80
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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