

# Sebring Avenue, Northop Hall, CH7 6NP

## Offers in Excess of £300,000

**Grow**  
SALES + LETTINGS

- 3 Bedroom Spacious Detached Bungalow
- Set on a Large Plot with Plenty of Potential to Expand
- Large Wrap Around Woodland Garden
- Large Rooms and Perfect Family Home
- Ample Off Road Parking and Garage
- In Need of Modernisation Throughout
- Quiet Cul de Sac Location
- Development Opportunity



A deceptively spacious 3 bedroom detached bungalow set on a 0.28 of an Acre plot.

This family sized bungalow has a wealth of potential and could be reconfigured to any layout desired, there is plenty of potential to extend and even develop further with ample space for an annex in the large garden or log cabin.

In need of modernisation throughout it has large and spacious rooms including a 200 sqft dining room, 315 sqft lounge and a 280 sqft garage, plus lots of off road parking to the front. The garden is beautiful and offers a woodland view, giving a private and secluded space with additional woodland on the bank.

This bungalow really needs to be viewed to truly appreciate all it can offer and its offered for sale chain free!



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## Front

Set back from the road with ample off road parking for multiple cars. A front garden laid to lawn with access to the rear garden via a timber gate. Access to the garage via double timber doors. Composite door opening to the kitchen

## Kitchen 15' 7" x 12' 5" (4.75m x 3.78m)

PVC double glazed french doors opening to the rear garden. A range of fitted wall, drawer and base units, worktop with inset stainless steel sink unit with mixer tap, PVC double glazed window to the side. Space for an AGA, baxi boiler, space for a fridge freezer, plumbing for dishwasher. Timber wall and ceiling features, door to inner hallway and opening to the dining room



## Dining Room 17' 1" x 12' 3" (5.20m x 3.73m)

Two large PVC double glazed windows to the rear garden with manual roller shutters, timber wall and ceiling features, high level PVC double glazed window to the rear. wall mounted radiator, door to the garage.



## Inner Hallway 0' 0" x 0' 0" (0.00m x 0.00m)

Double door to lounge, Door to landing

## Lounge 17' 9" x 17' 5" (5.41m x 5.30m)

A vast room with wood features on the walls and ceiling, two PVC double glazed windows to the side with manual roller shutters, PVC double glazed patio door to the rear garden with electric roller shutter, two wall mounted radiators, a newly fitted log burner fire place



## Hall

Access to roof space, doors to storage cupboard, bedrooms and bathroom

## Bathroom 10' 1" x 7' 3" (3.07m x 2.21m)

A suite comprising a jacuzzi bath with power shower plumbed in over, vanity wash hand basin with cupboards under and close coupled WC. Part tiled walls, two obscure PVC double glazed windows to the front, wall mounted radiator

## Bedroom One 12' 3" x 10' 3" (3.73m x 3.12m)

PVC double glazed window to the side aspect overlooking the garden, wall mounted radiator



## Bedroom Two 10' 4" x 8' 9" (3.15m x 2.66m)

PVC double glazed window to the front aspect, wall mounted radiator

## Bedroom Three 10' 7" x 7' 3" (3.22m x 2.21m)

PVC double glazed window to the side aspect, wall mounted radiator

## Garage 25' 0" x 11' 2" (7.61m x 3.40m)

Accessed to the front via double timber doors, with lights and power, plumbing for a washing machine, space for fridge freezer, windows to side and rear

## Rear Garden

The garden is a beautiful, private and closed space wrapping around the house, with a wealth of mature trees, shrubs and flowers. There is additional land on the embankment and its set on a generous plot offering lots of potential to extend or even to build a log cabin or separate annex. There are 2 timber storage sheds and a large patio area



## FLOORPLANS

