

CHANGING HOME



Tara Cottage | Little Heath Road | Christleton | CH3 7AH

£360,000

A delightful two double bedroom two bathroom semi detached cottage bungalow. Set in the very heart of sought after Christleton village a stone's throw from the beautiful duck pond. The bungalow has an attractive walled rear garden and parking at the back. NO ONWARD CHAIN.

Property Description

PORCH

With window to the rear garden.

HALL

With window to the porch and loft access.

LIVING ROOM

14' 10" x 12' 3" (4.52m x 3.73m) A timber front door gives access to the front. With a feature fireplace with timber mantle. Radiator and two windows.

KITCHEN

11' 3" x 9' 6" (3.43m x 2.9m) With a range of fitted floor and wall units. 1 1/2 bowl stainless steel sink unit. Ceramic hob with oven below and extractor hood over. Partly tiled walls and integral freezer. Radiator and two windows.

CONSERVATORY

12' 3" x 9' 4" (3.73m x 2.84m) With two wall lights, radiator and double glazed windows.

BEDROOM 1

12' 5" x 10' 4" (3.78m x 3.15m) With fitted wardrobes. Radiator and window to the front.

EN-SUITE

9' 5" x 7' 8" (2.87m x 2.34m) With a white suite of a WC, wash hand basin and paneled bath with shower and screen. Radiator, recessed spotlights and extractor fan. Tiled floor, wall heater and Velux roof window. Fitted cupboard.

BEDROOM 2

12' 5" x 9' 3" (3.78m x 2.82m) plus wardrobes. With fitted wardrobes along one wall. Radiator and loft access.



BATHROOM

5' 11" x 5' 1" (1.8m x 1.55m) With a white suite of a WC, wash hand basin and tiled shower cubicle. Tiled floor, heated towel rail and extractor fan.

OUTSIDE

There is a delightful walled garden at the rear. Accessed via a timber gate the garden is paved with well stocked borders and a tap.

PARKING

To the rear of the property is a large covered car port to provide parking.

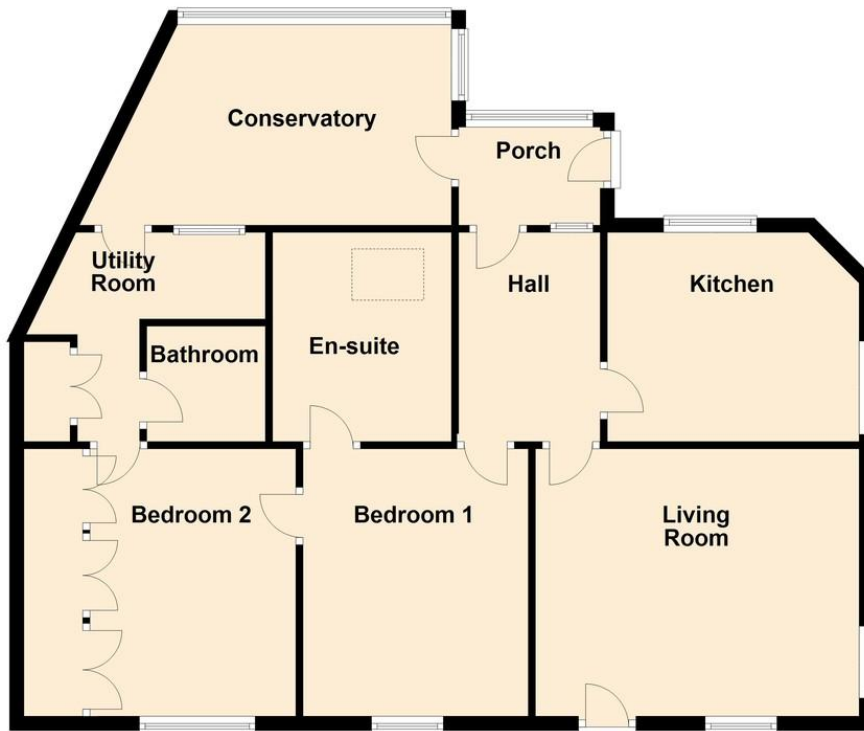
UTILITY

With fitted cupboard and radiator. Space for a washing machine and tumble dryer.



Ground Floor

Approx. 93.6 sq. metres (1007.2 sq. feet)



Total area: approx. 93.6 sq. metres (1007.2 sq. feet)

for illustration only not to scale
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

Contact Details

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements