

Ian J Tickle

Independent Estate Agents



55 Top Road, Kingsley, Cheshire, WA6 8DA

Semi detached dormer bungalow situated on the fringe of Kingsley Village where a selection of local amenities such as Co-op store, dentist, doctors surgery and village schools are available. The property has undergone an extensive scheme of improvement and now offers spacious accommodation briefly comprising:- Hall, cloaks W.C., living room, refitted kitchen, dining/family room. To the first floor are two double bedrooms plus refitted bathroom. Outside are gardens to front and rear, garage plus driveway. Viewing essential to appreciate the quality of this lovely home. NO ONGOING CHAIN.

£230,000



Tel: 01928 731744



Front

Hall

UPVC double glazed entrance door. Coved ceiling. Stairs to first floor. Radiator. Under stairs cupboard.

Cloakroom

Newly installed with modern white suite comprising:- WC. Wash hand basin with cupboard below. Tiled walls.

Living Room

13'2" x 10'0"

UPVC double glazed bow window to front having woodland views. Radiator. Coved ceiling.

Kitchen

14'3" x 9'0"

Refitted with a range of quality Howdens wall and base units to include 1.5 bowl sink unit with mixer tap. Zanussi halogen electric hob. Zanussi electric oven and grill. Extractor canopy. Integrated dishwasher. Space and plumbing for washing machine. Space for fridge freezer. UPVC double glazed window to side. Part tiled walls with USB points. Inset ceiling spotlights. Units with drawers, cupboards. power point with USB points. UPVC double glazed exit door.

Dining/Family Room

17'10" x 11'1" (into alcove)

Open tiled hearth swept and cowl fitted ready for wood burner. Radiator. Coved ceiling. Double glazed patio doors to rear.

Conservatory

15'4" x 7'2"

Double glazed hardwood on brick base. Window to sides and rear. French doors to rear. Side exit door.



First Floor

Landing

UPVC double glazed window to side. Radiator. Loft access.

Bedroom 1

22'2" x 8'9"

UPVC double glazed window to front having woodland views. Two radiators. Velux window to rear. Under eaves cupboard housing Worcester gas central heating boiler. Under eaves storage.

Bedroom 2

10'0" x 8'3"

UPVC double glazed window to front having woodland views. Radiator. Under eaves cupboard.

Bathroom

Refitted with quality white suite comprising:- Bath with shower attachment. Walk-in shower cubicle. Wash hand basin. WC. Tiled walls. Shaver socket. Radiator. Extractor. UPVC double glazed window to side.



Outside

Front - Lawn with mature shrubs. Brick garage having power and light. Window to side. Driveway parking for several cars.

Rear - Enclosed rear garden having lawn with mature borders and trees. Garden shed. Side access gate. Water tap and external power point.

Please Note

The property has been rewired, re plumbed, re plastered. New gas central heating system. New kitchen, bathroom and cloakroom.

Directions

From the centre of Frodsham proceed along Church Street towards Kingsley. Turn left at Guests Slack onto Top Road where the property is situated on the right.



Tel: 01928 731744



Age: 1970's

Tenure: Freehold

Council Tax: E

EPC Rating: D



108 Main Street, Frodsham, Cheshire, WA6 7AR
Telephone: 01928 731744 - Email: ian@iantickle.com

 **Ian J Tickle**

Independent Estate Agents

55 Top Road, Kingsley, Cheshire, WA6 8DA



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

108 Main Street, Frodsham, Cheshire, WA6 7AR
Telephone: 01928 731744 - Email: ian@iantickle.com

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to the compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavour to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact our Office who registered the property and we will be pleased to confirm the position for you.