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34 Grange Crescent, Childer Thornton, CH66 5NB

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## Asking Price £300,000

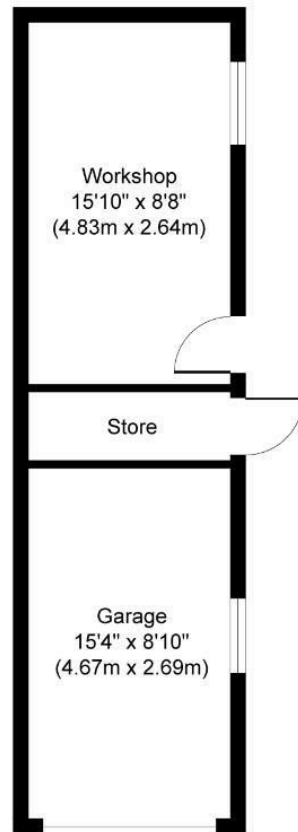
Welcome to our latest listing comprising a rare opportunity to purchase this three/four bedroom, semi-detached bungalow which is ripe for general enhancement and improvement. This spacious bungalow sits on a cul-de-sac of similar established properties in this popular area.

Although the property enjoys a number of worthy features, the garage and workshop are of note but the feature that stands out is the very large rear garden which with some imagination and suitable permissions, could be embraced to enhance the current format of the property.

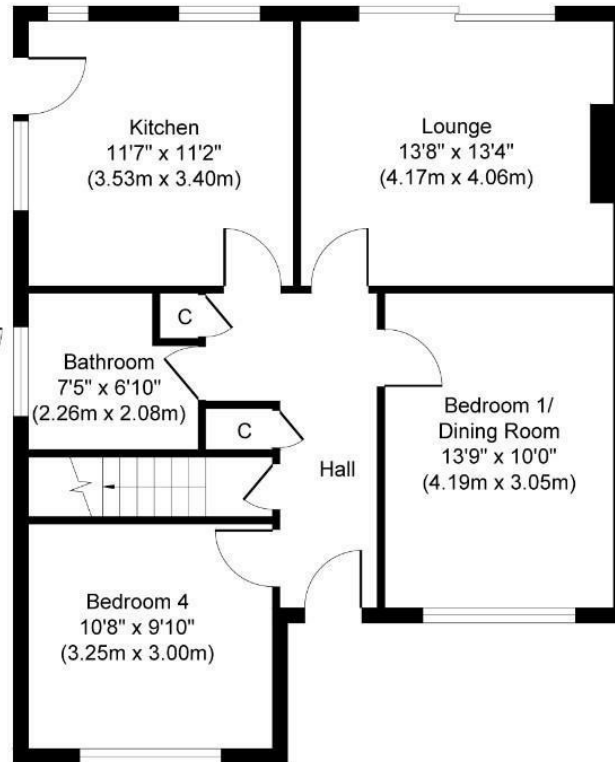
The location of this property means that local road and public transport facilities are readily available and open up surrounding areas such as Ellesmere Port, Bromborough and Chester.

If you have the imagination and resources, this would be an exciting project.

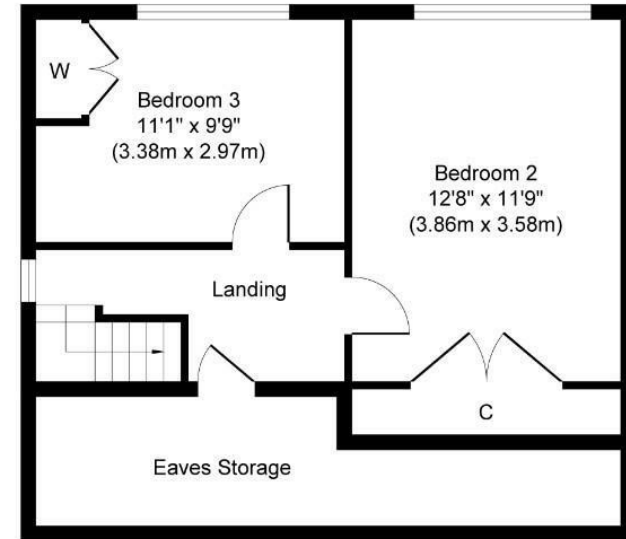
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**Outbuilding**  
**Approximate Floor Area**  
**308 sq. ft**  
**(28.61 sq. m)**



**Ground Floor**  
**Approximate Floor Area**  
**722 sq. ft**  
**(67.07 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**432 sq. ft**  
**(40.13 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.

### Entrance Hall

Central heating radiator, plate rail, two store cupboards.

### Lounge

13'8" x 13'4"

Flame effect fire with surround and hearth, sliding patio doors overlooking the rear garden, central heating radiator.

### Kitchen

11'7" x 11'2"

Fitted with a range of older style units with ample work surfaces, three double glazed windows to the rear elevation, plumbing for automatic washing machine, side access door, tiled floor.

### Bedroom One/Dining Room

13'9" x 10'0"

Central heating radiator, double glazed window to front elevation.

### Bedroom Four

10'8" x 9'10"

Central heating radiator, double glazed window to front elevation.

### Bathroom

7'5" x 6'10"

White suite comprising bath with access door and mixer taps, wash hand basin, low flush WC, half tiled walls, double glazed window to side elevation, central heating radiator.

### First Floor

Staircase leads from hall to first floor landing with double glazed window to side elevation and access to eaves storage and potential extra development space, subject to the necessary permission being obtained.

### Bedroom Two

12'8" x 11'9"

Large door cupboard, central heating radiator, double glazed window to rear elevation.

### Bedroom Three


11'1" x 9'9"

Double store cupboard, double glazed window to rear elevation, central heating radiator.

### Outside

To the front there is a driveway and manicured front garden. Access can be obtained to the garage (15'4" x 8'10") with up and over door. Side access leads to the rear garden and workshop (15'10" x 8'8") with power and light. There is a patio area directly to the rear of the property and the amazing rear garden which could be utilised to grow your own fruit and vegetables, maybe even a summer house.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









