

# Town & Country

Estate & Letting Agents

Lache Lane, Chester

£650,000



Nestled on Lache Lane in the charming city of Chester, this impressive detached bungalow presents a wonderful opportunity for family living. With four well-proportioned bedrooms and two bathrooms, this home is designed to accommodate the needs of modern families while providing a comfortable and inviting atmosphere.

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## DESCRIPTION

This substantial and versatile family home offers generous accommodation throughout, set behind attractive front gardens with ample off-road parking and an integral garage. The property is approached via paved pathways leading to a welcoming entrance porch and onward into a spacious and well-planned interior. While the home would benefit from renovation and modernisation, it presents a fantastic opportunity for buyers to put their own stamp on the property and create something truly amazing, tailoring the space to suit their individual tastes and lifestyle.



## LOCATION

Lache Lane offers the perfect balance between peaceful residential living and easy access to the city. This well-established neighbourhood is well placed for local schools, everyday shops, and services, while nearby green spaces and scenic walks.

## DIRECTIONS

From our Chester Branch, head south on Lower Bridge St towards St Olave St, turn right onto Castle St, at the roundabout, take the 1st exit onto Grosvenor Rd/A483 At the roundabout, take the 2nd exit onto Lache Ln, the property will be located on the right.

## ENTRANCE PORCH

12'4" x 5'9"

With a single glazed window to the front elevation. Accessed via a timber panelled front door, with a glazed internal door opening into the living room.



## LIVING ROOM

28'9" x 10'9"

Featuring light oak-effect wood grain flooring, two radiators, and built-in cloaks/storage cupboard. Double glazed window to the rear elevation and a glazed door opening into the garden room. Light oak glazed doors lead to the kitchen and inner hallway, with an open archway through to the dining room.



## GARDEN ROOM

36'1" x 10'6"

A stunning addition with ceramic tiled flooring and radiator. Rear windows rise to an apex, complemented by two integrated French doors opening onto the paved patio area. Features recessed downlights, two skylights, and a door providing internal access to the garage.



## DINING ROOM

9'6" x 9'10"

Continuation of the living room flooring, radiator, and double glazed window to the rear elevation. Light oak glazed door opening into the kitchen.



## BEDROOM ONE

14' x 9'7"

Window overlooking the garden room with radiator below. Built-in double wardrobe with luggage cupboard above, fitted wardrobes, corner units, and dressing table.



## KITCHEN

20'9" x 9'6"

Double glazed windows to the side and front elevations, radiator, partially tiled walls, built-in shelved storage cupboards, and door opening into the utility room.



## BEDROOM TWO

10'9" x 9'6"

Double glazed window to the front elevation with radiator below. Built-in double wardrobe with luggage cupboards above, plus additional fitted double and single wardrobes.

## UTILITY ROOM

12'3" x 6'6"

Fitted base, wall, and work surface units. Double glazed window to the front elevation. Houses the boiler and hot water cylinder.



### BEDROOM THREE

11'3" x 9'7"

Built-in double wardrobe with luggage cupboards above. Window to the garden room with radiator below.



### BATHROOM

7'4" x 5'9"

Panelled bath with mixer tap and handheld shower attachment, pedestal wash hand basin, low-level WC, fully tiled walls, radiator, and high-level opaque double glazed window to the front elevation.



### BEDROOM FOUR

9'8" x 7'6"

Window to the garden room with radiator below and flooring



### SHOWER ROOM

7'4" max x 5'9"

Oversized shower enclosure with electric shower, low-level WC, pedestal wash hand basin, tiled walls, radiator, and high-level opaque double glazed window to the front elevation.



### EXTERNALLY

The property is approached via brick block-paved off-road parking providing space for several vehicles, positioned in front of the garage. The front garden is laid to lawn with established shrub borders. Pathways run along the front of the property and lead to the main entrance door, which is complemented by an external courtesy light.

### SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax: G £3987

### ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

### SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

### MORTGAGE SERVICES

Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

### GARAGE

17' x 19'

Electric up-and-over door, single glazed window to the rear elevation, and timber rear access door.



### REAR GARDEN

A substantial rear garden featuring a paved patio area, laid lawn, and an abundance of mature and established plants, shrubs, and trees. There is also a paved courtyard area accessed from the utility room, with external lighting and water supply.



### BEDROOM FIVE

7'6" x 7'3"

Double glazed window to the front elevation with radiator below. Built-in wardrobe with luggage cupboards above.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	