



25 LIME TREE DRIVE

Farndon, Cheshire

Rickitt
Partnership

Family detached four bed home

Detached family house ♦ Four bedrooms ♦ Two reception rooms ♦ Dining kitchen ♦ Corner plot ♦ Enclosed lawned garden ♦ Off road parking ♦ Detached single garage ♦ EPC D

Description

A pleasant four bedroom detached family house with two reception rooms, located in Farndon Village. The house sits on a good sized corner plot. There is off road parking, detached single garage and well stocked garden area to the side. The main enclosed garden is to the side and front of the house.

Entrance Porch

Door and glazed window to front. Double glazed window to each side. Tiled floor.

Entrance Hall

Open staircase to first floor. Understairs cupboard. Radiator.

Cloakroom

Low level WC and corner hand wash basin with mixer tap and vanity unit below. Part tiled walls. Double glazed frosted window to side. Wall mounted heated towel rail. Tiled floor.

TV Room

Double glazed window to front. Double glazed window to side. Radiator.

Sitting Room

Feature fireplace with living flame gas fire with marble surround and hearth. Large double glazed window to side. Double doors to dining/kitchen. Radiator.

Dining Kitchen

Range of wall and base units granite work surface above with inset one and half bowl sink unit with mixer tap. Hotpoint four ring electric hob with extractor fan above. Integrated Bush dishwasher. Floor to near ceiling unit housing fridge/freezer and Hotpoint electric oven and separate grill. Built in microwave. Cupboard housing





Worcester boiler. Space for dining table and chairs. Tiled floor. Double glazed window and double glazed double doors to garden. Radiator.

Utility Room

Granite work surface with space below for washing machine and dryer. Wall unit. Double glazed door and window to side. Double glazed window. Tiled floor.

First Floor Landing

Double glazed window to front. Built in airing cupboard with hot water cylinder. Access to loft.

Bedroom One

Double glazed window to side. Radiator.

Bedroom Two Fitted wardrobes and drawers. Double window to side. Radiator.

Bedroom Three

Built in wardrobes. Double window to side. Radiator.

Bedroom Four

Double glazed window to side. Radiator.

Bathroom

Bath with separate shower above, low level WC and hand wash basin with mixer tap. Tiled walls. Double glazed frosted window to side. Wall mounted radiator.

Outside

The house sits on a pleasant corner plot. There is a well stocked garden area to the front and side of the house. There is a cobbled area to the front, which offers off road parking, leading to:

Detached Single Garage

With up and over door to the front. Double glazed window and door to side.

Enclosed Garden

There is a pleasant enclosed garden, which is on the side and front of the house, with a lawned garden area, pond with well stocked area and gravelled area.

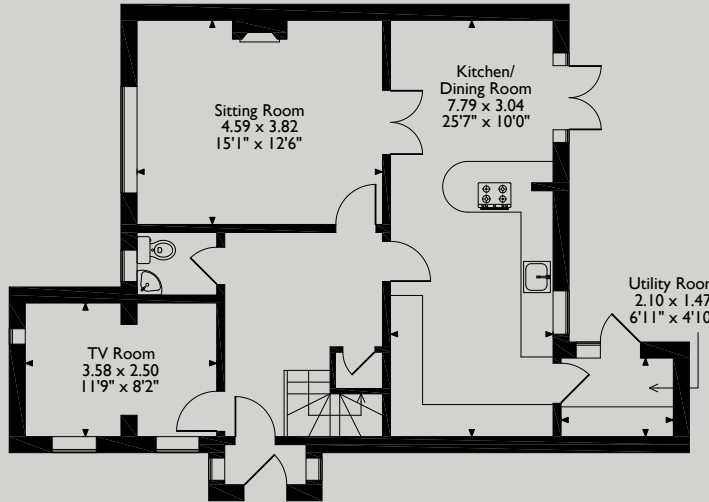
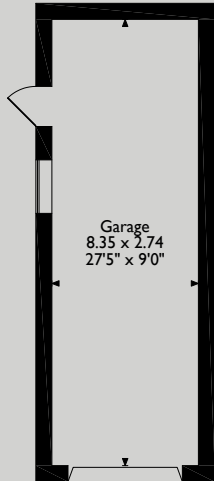
Property Information

The council tax is band E. We understand the property is freehold, with mains water, electricity and drainage connected. Gas fired central heating and hot water.

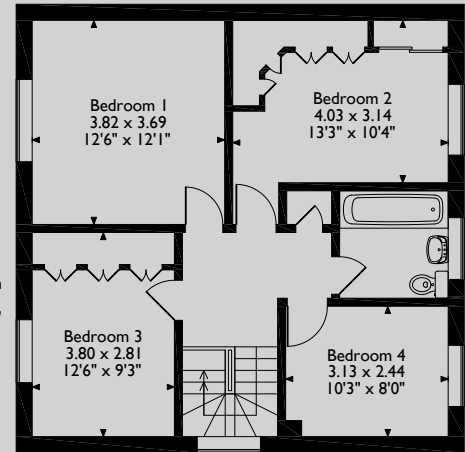


Floorplans

Approximate Gross Internal Area
Main House = 132 Sq M/1421 Sq Ft
Garage = 22 Sq M/237 Sq Ft
Total = 154 Sq M/1658 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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