

CHESHIRE LAMONT

Granary Close, Milton Green Chester

51 Granary Close, Milton Green, Chester. CH3 9DE

Situated within 2 miles of Tattenhall on a small cul-de-sac in the rural Hamlet of Milton Green, this detached four-bedroom property benefits from a secluded south facing garden backing onto fields and has a large open plan kitchen/dining room along with a single garage.



- Detached four-bedroom property|
- Conveniently situated within 2 miles of Tattenhall High Street Entrance Hall, Living Room, Kitchen/Dining Room, Utility and Cloakroom
- Four Bedrooms, Two Bath/Shower Rooms
- Secluded South Facing Rear Garden backing onto a field
- Single Garage
- Gas fire central heating

Location

The property is situated in the small hamlet of Milton Green; a small rural hamlet situated just two miles from Tattenhall village which provides comprehensive shopping facilities for everyday needs. The larger village of Malpas has a highly regarded secondary school (Bishop Heber) and is eight miles to the south with Chester city centre seven miles to the north. Due to the property's proximity to the A41, the Northwest and North Wales centre of commerce becomes easily commutable.

Accommodation

A paneled front door opens to the **Entrance Hall** with staircase to 1st floor and door to **Living Room**. The **Living Room 4.5 x 3.3m** has a bay window overlooking the front garden, focal point living flame coal-effect gas fire, and a useful understairs storage cupboard. A set of wooden double doors lead into the well-proportioned **Kitchen/Diner 5.2m x 2.9m widening to 4m**. The **Kitchen** is fitted with wall and floor cupboards, and timber effect work surfaces. Appliances include a four-burner gas hob with extractor canopy above.





There is an integrated double oven, fridge freezer and slimline dishwasher. The **Dining Area** comfortably accommodates a 6/8-person dining table and has glazed double doors opening onto a patio and the rear garden, which backs onto a field. LVT timber effect flooring runs seamlessly through into the **Utility Room** which has a work surface incorporating a stainless-steel sink unit and drainer with space beneath the work surface for a washing machine and tumble dryer. Off the **Utility Room** there is a **Cloakroom** fitted with a low-level WC and wall mounted washed hand basin.

First Floor

To the first floor, there are **Four Bedrooms and Two Bath/Shower Rooms**

Bedroom One 4.3m x 3.1m overlooks the front and benefits from built-in wardrobes and an **Ensuite Shower Room**. **Bedroom Two 3.7m x 2.6m** also overlooks the front.

Bedroom Three 3m x 2.6m and **Bedroom Four 3.1m x 2.2m** both overlook the rear garden and fields beyond. The **Family Bathroom** is fitted with a paneled bath with shower facility above, pedestal wash handbasin and low-level WC.

Externally

There is a double width tarmacadem driveway providing **Two Car Parking Spaces** to the front of the **Single Garage 5.3m x 2.5m.** The front garden is laid to lawn. Access can be taken along the side of the property to the enclosed **South Facing Rear Garden** which backs onto a field providing an attractive outlook. The garden is principally laid to lawn and includes a **Paved Sitting/Entertaining Area** which can be directly accessed from the Kitchen/Diner.

Tenure: Leasehold. Lease 999 yrs from Jan 2012.
Ground Rent £400.00pa
Maintenance Fee: £71.00 per month

Services: Mains Gas, Electricity. Private Drainage

Directions

What3words debating.figs.carpentry

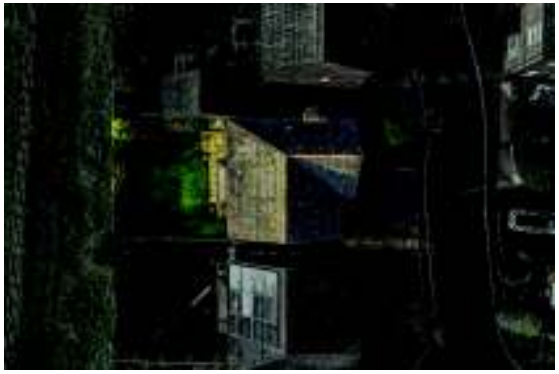
From Chester proceed south on the A41 towards Whitchurch, Passing through Rowton and Hatton Heath. Turning right immediately after the car showroom in Milton Green on Chapel Lane proceed down Chapel Lane turning left into Granary Close.



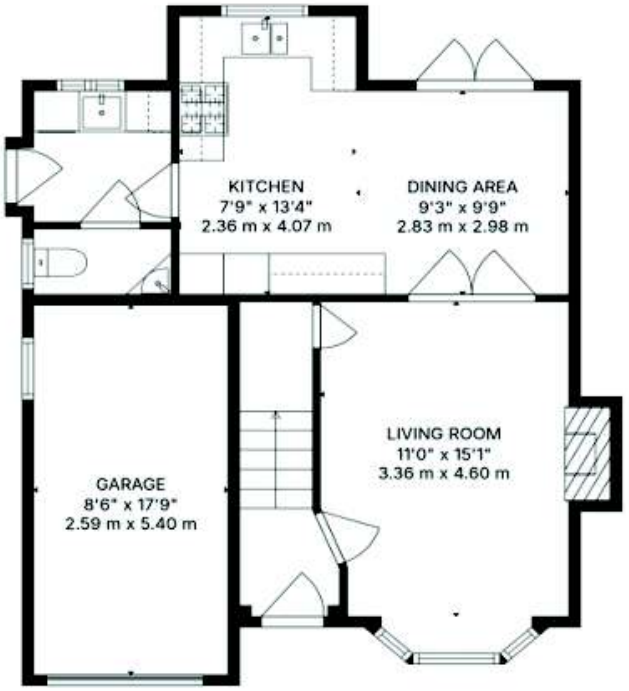




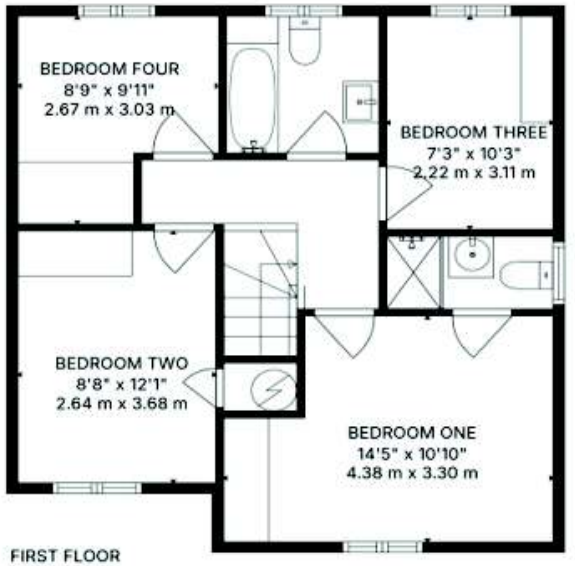








GROUND FLOOR



FIRST FLOOR

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Total: 1196 sq. Ft, 111 m2

Ground Floor: 633 sq. Ft, 59 M2, First Floor: 563 sq. Ft, 52 m2

Excluded Areas: Bay Window: 11 sq. Ft, 1 M2, Fireplace: 10 sq. Ft, 1 M2, Walls: 1

Not to scale. For illustration only. Features and dimensions are approximate. 97% accuracy. Prepared for cheshire la



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