



Andrew J Nowell
& Company

Chestnuts, Trap Street, Lower Withington

Guide Price £795,000



Chestnuts, Trap Street, Lower Withington, SK11 9EQ

- Substantial Detached Bungalow
- Gardens and Grounds Extending to 0.7 Acres
- Development Potential
- Integrated Double Garage
- Over 2,000 sqft
- No Onward Chain

Chestnuts is a substantial detached bungalow occupying a delightful position within beautifully established gardens and grounds extending to approximately 0.7 acres. Enjoying a high degree of privacy and attractive open views across adjoining fields, the property offers spacious and versatile accommodation extending to over 2,000 sq.ft.

The accommodation comprises a generous entrance hall, spacious living room with feature fireplace, separate dining room and breakfast kitchen fitted with traditional timber cabinetry and integrated appliances. A conservatory and sun room provide additional living space with lovely views across the gardens, whilst a utility/boiler room and integral double garage complete the layout.

There are three well-proportioned bedrooms, including an impressive dual-aspect principal bedroom with fitted wardrobes and en-suite bathroom. The two further bedrooms are served by a recently refitted family bathroom with separate bath, walk-in shower and bespoke tiling, together with a separate WC.



Externally, the magnificent gardens are a particular feature, with extensive lawns, mature specimen trees, established shrubs and stone-flagged terraces providing wonderful spaces for outdoor relaxation and entertaining. A tarmac driveway provides ample parking and access to the integral double garage with electrically operated door.

The generous plot also offers exciting potential for remodeling, extension or further residential development, potentially accommodating multiple dwellings, subject to the necessary planning permissions and consents.

Offered for sale with no onward chain.

Important Information

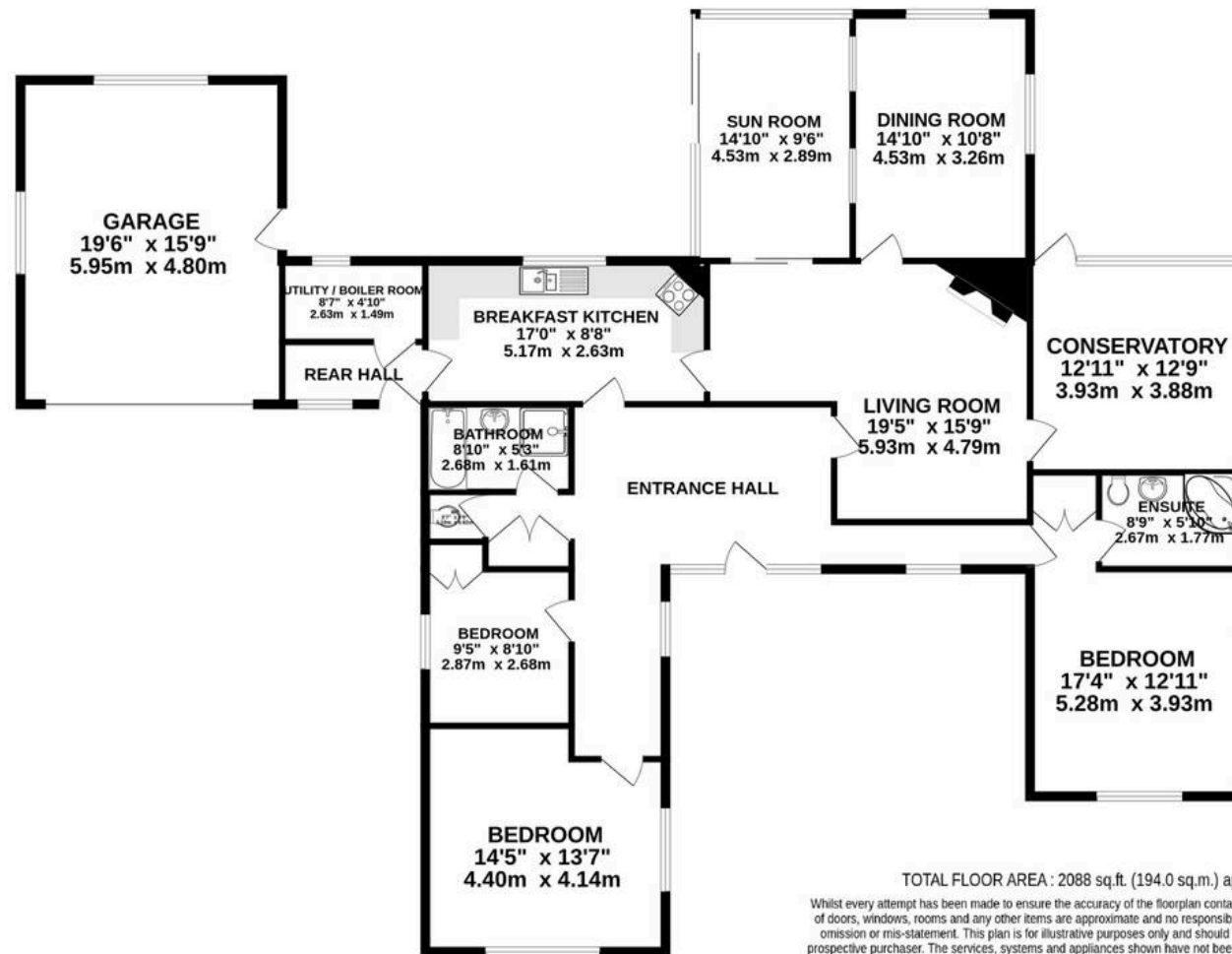
- Council Tax – Cheshire East – Band H
- EPC Rating – E (44/65)
- Tenure – Freehold
- Heating: Oil Fired Central Heating
- Services: Mains, Electric & Water, Drainage via septic tank(non-complaint)
- Parking: Driveway & Double Garage
- What 3 Words – ///banter.asked.ramble
- Flood Risk*: Very low risk of flooding
- Broadband**: Standard Broadband available.
- Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

* Information provided by GOV.UK

**Information provided by Ofcom checker.



GROUND FLOOR
2088 sq.ft. (194.0 sq.m.) approx.



TOTAL FLOOR AREA : 2088 sq.ft. (194.0 sq.m.) approx.

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.
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