



Townfield Lane, Chester CH3 6QW

£1,650

Situated in the desirable village of Farndon this beautifully fully renovated three-bedroom bungalow offers modern, turn-key living in a sought-after semi-rural setting. The property has been recently decorated throughout to a very high standard, creating a bright and contemporary home. The heart of the home is the stylish open-plan kitchen, dining, and living space, featuring a brand-new fitted kitchen complete with integrated fridge freezer, washing machine, dishwasher, and new electric hob and oven.

The bungalow comprises two spacious double bedrooms and one single bedroom, with fitted wardrobes in two rooms providing excellent storage. A newly installed, fully fitted bathroom includes a sleek wet room-style shower for added accessibility and comfort. New carpets have been laid throughout the property, enhancing the fresh, modern finish. Externally, the property benefits from a garage, two off-road parking spaces, and both front and rear gardens. The rear garden offers both generous greenery and terrace area with a practical ramp, making it ideal for

- WELL PRESENTED 3 BEDROOM BUNGALOW
- MODERN NEW KITCHEN WITH INTERGRATED APPLIANCES
- SPACIOUS OPEN PLAN LIVING/DINING ROOM INTO KITCHEN
- WELL SIZED GARAGE
- MODERN WET FLOOR STYLE BATHROOM
- NEWLY RENOVATED THROUGHOUT
- NEWLY FITTED CARPET THROUGHOUT
- 2 OFF ROAD PARKING SPACES
- FRONT AND REAR GARDENS - REAR BENEFITING FROM TERRACE WITH RAMP ACCESS
- VIEWINGS HIGHLY RECOMMENDED



ENTRANCE

Side door access entrance into the hallway for access to bedrooms, bathroom, kitchen and living room. Wood affect flooring and storage.

BEDROOM 1

First bedroom to the right is a single bedroom, with newly fitted carpet and double glazed windows.

BEDROOM 2

Next is the main double bedroom with newly fitted carpet, well sized fitted wardrobes and double glazed windows.

BEDROOM 3

Bedroom three is again a double size bedroom with newly fitted carpets, fitted wardrobe space and double glazed windows.

BATHROOM

New modern fitted bathroom sliding door access, with toilet, sink, storage and wet room style open shower.

KITCHEN

Again new modern fitted kitchen with ample storage space, integrated fridge/freezer, dishwasher, washing machine, electric hob & oven, with open plan leading to the dining/living room. Wood affect flooring and access to the rear terrace.

DINING ROOM

Dining room access through the open plan kitchen, with wood affect flooring and access into the living room

LIVING ROOM

Through the open plan kitchen/dining room comes the very spacious living room with newly fitted carpets.

REAR GARDEN

Access through the back of the kitchen through the French doors onto the spacious terraced area with

access ramp to the generous greenery garden. Access side entrances of the property and garage.

GARAGE

A very generous open garage to the side of the property, with access through the back door and up-and-over garage door. In front you have space for 2 off road parking spaces

ADDITIONAL INFORMATION

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

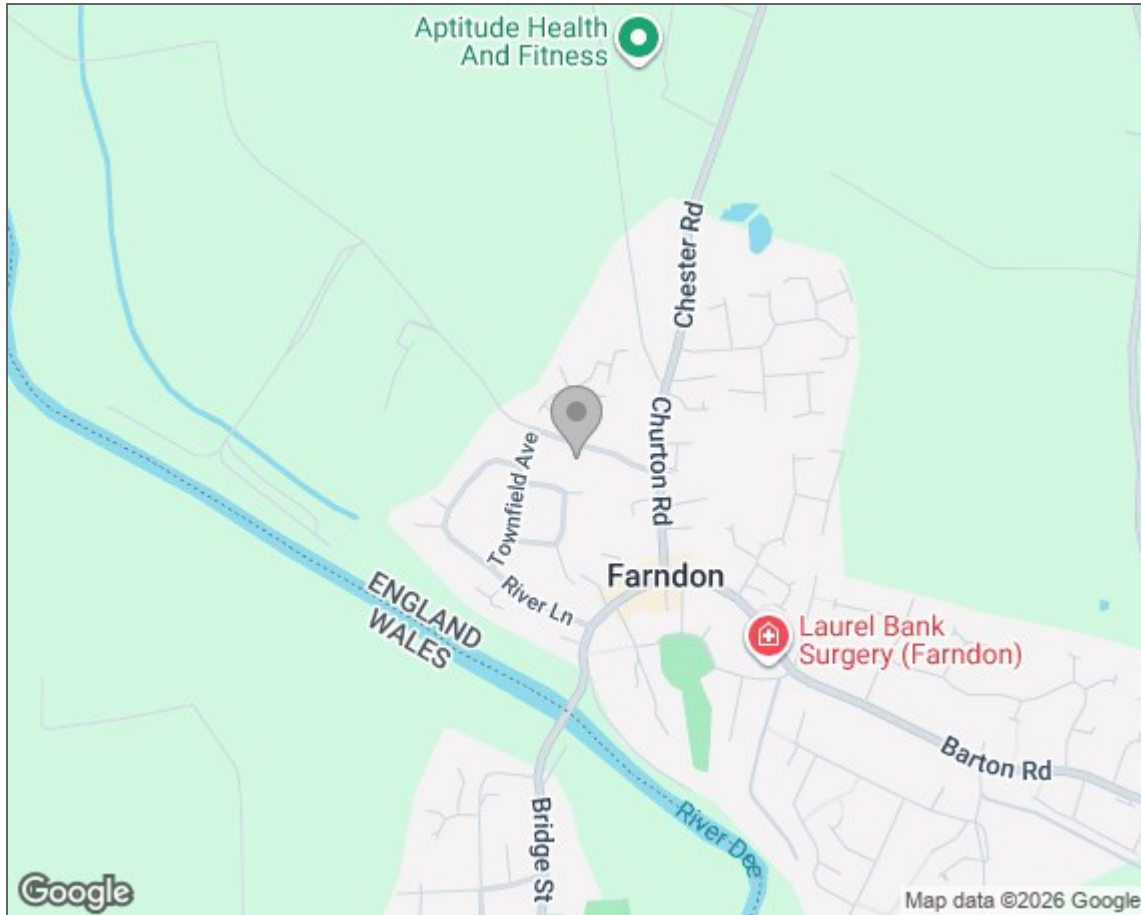
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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