



# 30 LIME TREE DRIVE

Farndon, Cheshire

**Rickitt**  
Partnership

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## Refurbished detached family house

Refurbished detached family house ♦ Three double bedrooms ♦ Two reception rooms ♦ Dining/kitchen ♦ Enclosed rear garden ♦ Off road parking ♦ Single attached garage ♦ EPC D

### Description

A beautifully presented and refurbished three double bedroom detached house located in Farndon Village. This delightful family home has two reception rooms and a dining kitchen. (The house was four bedroom and could easily be converted back, if preferred.) There is off road parking, lawned garden area and attached single garage to the front, with a well kept enclosed garden to the rear.

### Entrance Hall

Open staircase to first floor with storage below. Radiator

### Cloakroom

Hand wash basin with mixer tap and vanity unit below and low level WC. Double glazed frosted window to front. Radiator.

### Sitting Room

Feature fireplace with exposed beam above, inset log burner and slate hearth. Large double glazed window to front. Sliding glass panelled doors to dining kitchen. Radiator.

### Dining Kitchen

Range of wall and base units with Coram work surface and breakfast bar with inset one and a half bowl sink with mixer tap. Bosch five ring induction hob with extractor above. Integrated Neff dishwasher. Floor to near ceiling unit housing fridge freezer and two Bosch electric ovens. Floor to ceiling cupboard housing Worcester boiler. Tiled splash back. Large double glazed window to rear. Part double glazed door to side.

### Garden Room

Double glazed by folding doors to side. Double glazed window to rear. Two skylights. Radiator.





### **Utility Room**

Range of wall and base units with marble effect work surface above with stainless steel sink unit with mixer tap. Space for washing machine and dryer. Frosted double glazed window to side. Door to garage. Radiator.

### **First Flor Landing**

Built in cupboard. Access to loft, which is fully boarded. Double glazed window to front.

### **Bedroom One**

Large double glazed window to front. Radiator.

### **Bedroom Two**

Large double glazed window to rear. Radiator.

### **Bedroom Three**

Double glazed window to rear and one to front. Radiator. The current owners made bedroom three and four into one room, but could easily be put back as two bedrooms, if needed.

### **Bathroom**

Bath with mixer tap and separate hand held showerhead, walk in shower, low level WC and hand wash basin with mixer tap and vanity unit below. Tiled walls. Double glazed frosted window to rear. Wall mounted heated towel rail.

## **Outside**

To the front of the house is a lawned garden area with a cobbled driveway, offering off road parking for several vehicles, leading to:

### **Attached Single Garage**

Electronically operated up and over door to front. Access to loft space.

The pleasant and well kept enclosed rear garden has a lawned garden area with two paved terraced areas linked with paved pathway. There is a large shed.

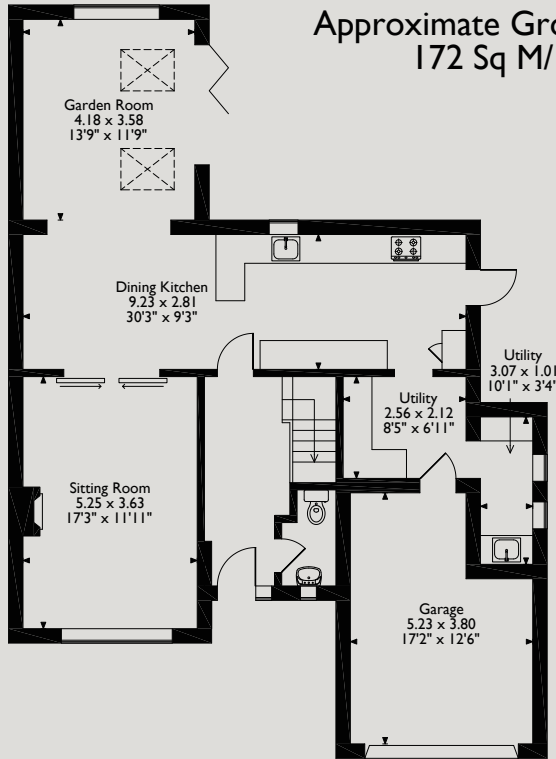
### **Property Information**

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.

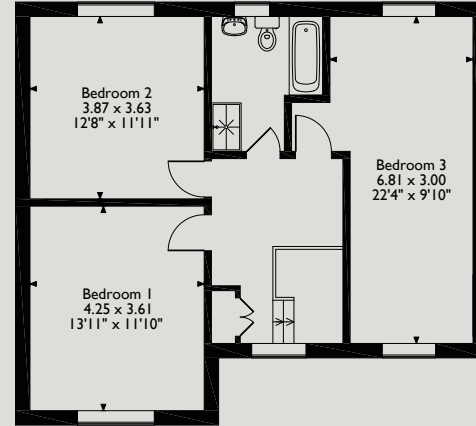


# Floorplans

## Approximate Gross Internal Area 172 Sq M/1851 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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