

**Cavendish**

RESIDENTIAL

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## Mill Lane

Great Barrow,  
Chester, Cheshire CH3 7JF

**No Onward Chain**  
**£500,000**

**\* LARGE DETACHED BUNGALOW \* THREE/FOUR BEDROOMS \* IMPRESSIVE LIVING ROOM.** A substantial detached bungalow occupying a pleasant position along Mill Lane in the desirable Cheshire village of Great Barrow. The accommodation briefly comprises: open porch, reception hallway, large living room with two bay windows overlooking the front and feature fireplace, dining room with double opening French doors to the rear garden, fitted kitchen with integrated cooking appliances and built-in dishwasher, utility room, principal bedroom with fitted wardrobes and en-suite shower room, bedroom two, bedroom three, study/bedroom four with French doors to outside and wet shower room. The property benefits from UPVC double glazing and has gas fired central heating. 'Millwood' occupies a generous sized plot and is approached via a gated driveway which leads to a larger than average garage measuring 41'7" x 10'0". There are lawned gardens to the front, side and rear with flagged patio areas and a number of mature trees.

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The property adjoins a small stream and enjoys countryside views at the rear. There is NO ONWARD CHAIN involved in the sale of this property.

#### LOCATION

Great Barrow is a sought-after village community conveniently located just off the A51 and approximately 6 miles from Chester. Easy access is available to the M56 and the motorway network via Junction 14. The A55 to North Wales is easily accessible, and both Liverpool and Manchester Airports are within easy reach. Local amenities include a primary school, The White Horse Public House, Church, social club, bowls and cricket club and a playing field.

#### AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only.

The detailed accommodation comprises:

#### PORCH

Covered Porch with tiled step and outside lantern style sensor light. Outside water tap. UPVC double glazed entrance door with double glazed side window to Reception Hall.

#### RECEPTION HALL

Deep coved ceiling, two ceiling light points, access to loft space and radiator with radiator cover. Double opening doors to the Living Room, glazed door to the Kitchen and doors to the Cloakroom/WC, Bedroom Two, Bedroom Three and Wet Shower Room.



#### CLOAKROOM/WC

2.67m X 1.09m (8'9" X 3'7")

Comprising: low level WC and wall mounted wash hand basin. Single radiator, ceiling light point and UPVC double glazed window.

#### LIVING ROOM

6.83m X 5.11m (22'5" X 16'9")

Feature 'Adam' style fireplace with marble inset and hearth housing a living flame coal-effect enclosed gas fire with brass frame surround, two UPVC double glazed bay windows with display window sills overlooking the front, double radiator with thermostat, single radiator with thermostat, TV aerial point, deep coved ceiling and two ceiling light points. Double opening glazed doors to the Dining Room and door to the Principal Bedroom.







### DINING ROOM

3.91m X 3.05m (12'10" X 10'0")

UPVC double glazed French doors to the rear garden with full height double glazed windows to each side, deep coved ceiling, ceiling light point and two double radiators with thermostats. Glazed door to Kitchen and door to Study/Bedroom Four.



### KITCHEN

4.09m X 3.07m (13'5" X 10'1")

Fitted with a modern range of 'Shaker' style cream fronted base and wall level units incorporating drawers, cupboards, a glazed cabinet and shelving with laminated wood effect worktops. Inset single bowl stainless steel Franke sink unit and drainer with mixer tap and pelmet over with three down lights. Fitted four-ring AEG induction touch control electric hob with extractor above, built-in Neff electric double oven

and grill (newly fitted in December 2018), integrated Bosch dishwasher, space for tall fridge freezer (the fridge freezer is included in the sale), wall tiling to work surface areas, double radiator with thermostat, tiled floor and UPVC double glazed window overlooking the rear with countryside views. Door to the Utility Room.



### UTILITY ROOM

2.41m X 1.68m (7'11" X 5'6")

Fitted with a matching range of base and wall level cupboards with a laminated wood effect worktop, tiled splash-back, plumbing and space for washing machine and dishwasher beneath. Ceiling light point, double radiator with thermostat, digital central heating controls, tiled floor, built-in airing cupboard housing the hot water cylinder and immersion heater with slatted shelving, additional built-in cupboard with shelving, UPVC double glazed window and UPVC double glazed door to outside.



### PRINCIPAL BEDROOM

5.44m x 3.38m extending to 4.55m (17'10" x 11'1" extending to 14'11")

Fitted with a range of bedroom furniture incorporating wardrobes with hanging space and shelving, two free-standing chests of drawers and dressing table. UPVC double glazed window overlooking the front, double radiator with thermostat, coved ceiling and recessed ceiling spotlights. Door to En-Suite Shower Room.



### BEDROOM THREE

4.55m x 3.43m (14'11" x 11'3")

Full height fitted wardrobe with three sliding doors (one mirrored), dressing table with drawer units to each side and double storage cupboard. UPVC double glazed window overlooking the rear and UPVC double glazed window to side, coved ceiling with two ceiling light points and single radiator with thermostat.

### EN-SUITE SHOWER ROOM

2.90m x 1.04m (9'6" x 3'5")

White suite comprising: tiled shower enclosure with Triton electric shower screen, glazed shower screen and glazed door; pedestal wash hand basin; and low level WC. Single radiator with thermostat, extractor, ceiling spotlights, part-tiled walls and wood effect flooring.

### BEDROOM TWO

4.55m x 3.33m (14'11" x 10'11")

UPVC double glazed window overlooking the front and UPVC double glazed window to side, coved ceiling with two ceiling light points and single radiator with thermostat.



### STUDY/BEDROOM FOUR

4.55m x 2.92m (14'11" x 9'7")

UPVC double glazed French doors to the rear garden with full height double glazed windows at each side, coved ceiling with recessed ceiling spotlights and radiator with radiator cover.



## WET ROOM

2.84m x 1.93m (9'4" x 6'4")

Recently installed wet room incorporating shower area with Mira electric shower, wall hung wash hand basin and low level WC. Wet flooring with drain, tiled walls, recessed ceiling spotlights, extractor, mirror fronted medicine cabinet, electric shaver point, chrome ladder style towel radiator with thermostat.



## GARDENS



## OUTSIDE

Mill End occupies a large plot along Mill Lane within the popular village of Great Barrow and is approached via a gated gravelled driveway which leads to a larger than average garage with a roller shutter door. To the front there is a lawned garden with stocked border, flagged pathway, seating area and established boundary hedge. To the side the lawn wraps around with mature trees bounded by a small stream. To the rear there is a further lawned area and extensive paving enjoying views across fields. Outside water tap and outside lantern style lighting to front and rear.





#### GARAGE

12.67m x 3.05m (41'7" x 10'0")

With a remote controlled electronic roller shutter door, electric meter, electrical consumer board, gas meter, light, power, a wall mounted British Gas 330 Plus condensing gas fired central heating boiler, two single glazed windows and two part-glazed doors to outside.

#### VIEWS TO THE REAR



#### MILL LANE



#### GATED ENTRANCE



#### AGENT'S NOTES

- \* Council Tax Band F - Cheshire West and Chester.
- \* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.
- \* Services - we understand that mains gas, electricity, water and drainage are connected.
- \* The property has a water meter.
- \* There is a 'Smart' meter for the gas and

electric provided by British Gas.

\* Low maintenance UPVC fascia boards, soffits and dry verges have been fitted.

#### DIRECTIONS

From Chester City centre proceed out of the City in an easterly direction through The Bars at Boughton and at the traffic lights next to the Boughton Health Centre continue straight across. Follow the road, keeping in the left hand lane at the Bill Smith's Motorcycle Showroom, onto the A51 Tarvin Road. Proceed straight across at the traffic lights into Vicars Cross Road and at the main junction with the A55 Expressway continue straight across again onto the A51 Tarvin Road. Continue through Littleton and at the traffic lights next to the Stamford Bridge Public House turn left signposted Great Barrow. On entering the village, at the crossroads with the Barrow C of E Primary School, turn right into Village Road. Follow Village Road past The White Horse Inn and at the Barrow Village Hall turn right into Mill Lane. Follow Mill Lane and the property will be found towards the end of the lane on the left hand side.

#### VIEWINGS

By arrangement with the Agent's Chester Office 01244 404040.

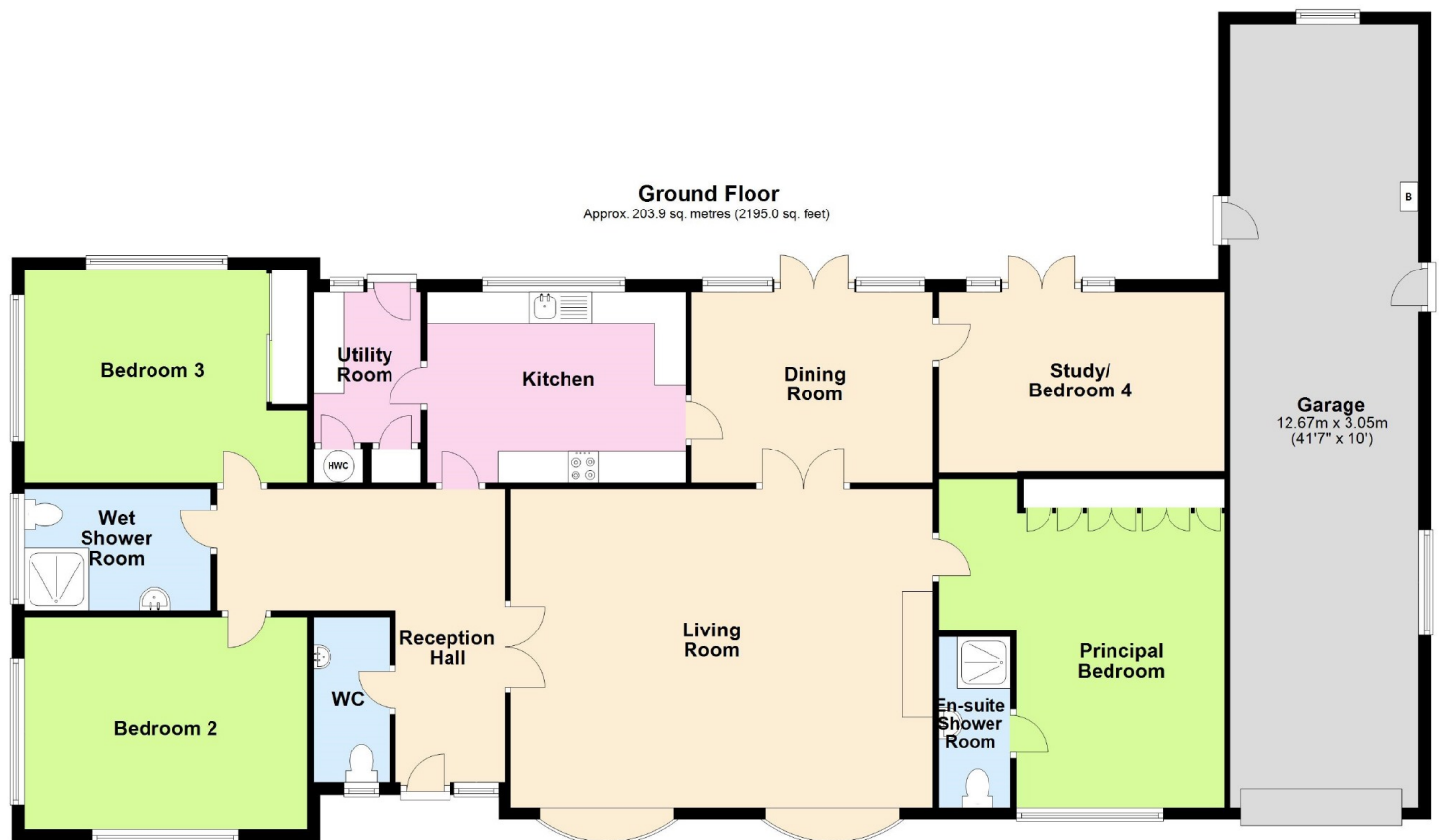
#### PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or [david.adams@cavendishrentals.co.uk](mailto:david.adams@cavendishrentals.co.uk)



PS/CC





NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

## Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

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