



**CHESHIRE
LAMONT**

Farndon, Nr. Chester

2 Bittern Close

Farndon, Nr Chester, CH3 6RY

Conveniently situated within walking distance of the facilities in Farndon as well as the Primary School, this well presented three bedroom semi detached property has been cosmetically enhanced internally by the current vendors and benefits from a landscaped garden along with planning consent for a single storey side extension which is valid until the 8th April 2027.

- Entrance Hall, Living Room, Kitchen Diner, Cloakroom.
- Bedroom One with built in wardrobes and Ensuite Shower Room, Two Further Bedrooms, Bathroom.
- Off road parking for two cars (nose to tail), secluded landscaped gardens.
- Planning Consent approved for single storey side extension.
- Conveniently situated within walking distance of the facilities and primary school in Farndon Village.

Location

Farndon is an attractive south Cheshire village situated on the banks of the River Dee and located 8 miles south of Chester City centre. The property is situated within walking distance of the excellent amenities of Farndon village and there is a regular bus services which connects the village to Chester and Wrexham. Facilities within the village include a doctors surgery, post office, pharmacy, Butchers, The Hare and The Raven public houses and two cafes. Bellis Garden Centre and Farm Shop together with a mini supermarket can be found in the neighbouring village of Holt which is within walking distance across the historic Farndon Bridge. Primary schooling is available within Farndon village which is a feeder to the high regarded Bishop Heber Secondary School in Malpas.

Accommodation

The front door sits beneath a canopied **Storm Porch** this opens to the **Entrance Hall** with staircase rising to the first floor and door opening to the attractive **Living Room 4.2m x 3.6m** this has been modified by the current vendors with feature mood wall chimney breast (non operational) for aesthetic purposes which incorporates a large log burner style inset stove and recess for a large flat screen TV above. A window overlooks the front garden and a door gives access to the **Kitchen Diner at the rear 4.7m x 2.8m** this is extensively fitted with wall and floor cupboards, comfortably accommodates a six person dining table and has a set of glazed double doors overlooking and opening onto the secluded rear garden.



Appliances include a four burner gas hob with extractor filter above and oven beneath, integrated fridge freezer, dishwasher and washing machine. Off the kitchen there is a an understairs **Pantry/House Keepers Cupboard** and a **Cloakroom** fitted with a low level WC and pedestal wash hand basin.

The staircase from the reception hall has a feature panelled effect wall beneath the bannister which rises to the **First Floor Landing** this gives access to three bedrooms and two bath/shower rooms (shower ensuite). **Bedroom One 3.4m x 3.6m** dimensions include built in wardrobes. Off the bedroom there is a well appointed **Ensuite Shower Room** which includes a pedestal wash hand basin, low level WC and heated towel rail. **Bedroom Two 3.3m x 2.6m** overlooks the rear garden as does **Bedroom Three 3.5m x 2.0m**. the **Bathroom** is fitted with a panelled bath and a mixer tap serving a drencher shower head above, pedestal wash hand basin, low level WC.

Externally

To the front of the property there is an ornamental low maintenance front garden and pathway running to the front door. A tarmacadam driveway to the side provides parking for two cars (nose to tail) with a gateway at the end of the drive opening to an enclosed and secluded rear garden, this includes a large patio area 7.4m x 2.5m which can be directly accessed from the kitchen diner and creates an attractive alfresco entertaining area with lawned gardens beyond and raised stocked borders with a further Indian stone patio area situated at the bottom of the garden. There is also a timber framed garden shed 3.1m x 1.7m this benefits from electric light and double socket power point (the current vendors have a tumble dryer and second freezer within the shed).

Services/Tenure

Mains water, electricity, gas and drainage. Freehold.

Viewing

Via Cheshire Lamont Tarporley office.

Agents Note

Planning Consent has been approved on the 9th April 2024 for a single storey extension to the side by Cheshire West and Chester County Council, Planning Application Number 23/04038/FUL.

Directions

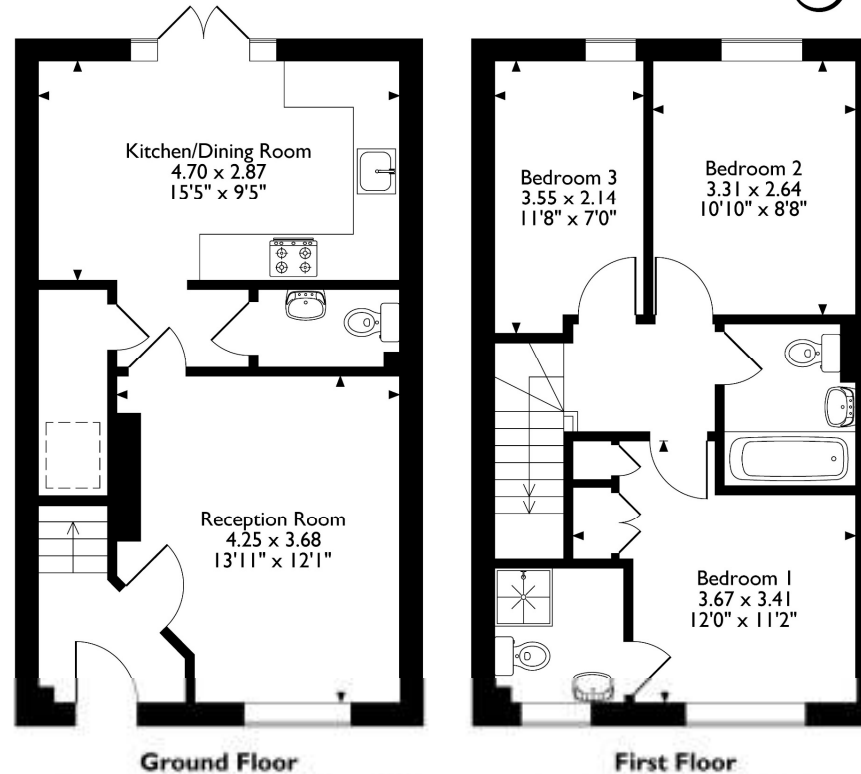
What3words : figs.fuzzy.oxidation

From the centre of Farndon village leave the village along Churton Road in a northerly direction passing the primary school on the right hand side turning right into Shearwater Road and then taking the second turning left into Bittern Close and the property will be found on the right hand side.

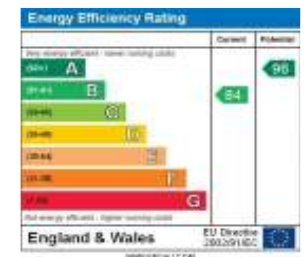




Approximate Gross Internal Area
840 sqft/78 sqm



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorised reproduction is prohibited.



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CH01 Ravensworth 01670 713330

www.cheshirelamont.co.uk

7 Chestnut Terrace
Tarporey
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441