



A three bedroom detached bungalow located in the desirable village of Kelsall.

INTRODUCTION

* NO ONWARD CHAIN * DETACHED BUNGALOW * GENEROUS CORNER PLOT

A three bedroom detached bungalow conveniently situated close to local amenities within the heart of Kelsall. The accommodation which would benefit from a scheme of modernisation, briefly comprises entrance hall, dual aspect living room with double doors onto the garden, kitchen breakfast room, principal bedroom with en-suite, bedroom two, bedroom three and family bathroom.

Externally there is a paved patio at the front with driveway parking to the side leading to a single garage. To the side there is a lawned garden with borders and flagged patio area. There is no onward chain involved in the sale of this property.

LOCATION

Kelsall is an extremely popular semi-rural Cheshire village that combines a central location, excellent day-to-day amenities and a superb position amidst some of Cheshire's most picturesque countryside. For those with educational needs, Kelsall has an outstanding Ofsted rated primary school on Flat Lane, which in turn feeds into the nearby outstanding Ofsted rated Tarporley High School. There are other well regarded schools in the villages surrounding, included within this category is Delamere Academy, which has recently acclaimed as being one of the top ten non fee paying UK primary schools.

Within the village there is a large Co-operative convenience store with internal Post Office/Bureau De Change, a renowned butcher, pharmacist and sandwich shop. More over there is a recently extended and refurbished community hall, two public houses, Doctors surgery, Vets practice, well attended Parish Church and Methodist chapel. Located in the centre of the village are playing fields with specialist children's play area.



Kelsall holds a convenient position, close to both the Georgian village of Tarporley and the thriving city centre of Chester. Whilst the area is renowned for its outstanding natural beauty, the house also offers an excellent base for the business traveller. In terms of road links, there are extensive connections to the M56, M6 and M53. The A49, A51 and A55 all link to key areas of commerce and interest, including Liverpool, Manchester, Warrington, Wrexham, Media City UK and nearby Chester.

With regards to railway services, there are stations at nearby Hartford, Cuddington, Frodsham, and Chester. All operate on either the Chester Manchester or Liverpool to London lines. Fantastic connections can be enjoyed at Crewe railway station, with the service to London taking just over 90 minutes. Two international airports can be located within 45 minutes drive Liverpool John Lennon International Airport and Manchester International Airport.



The area as a whole has access to glorious countryside and places of significant interest that include ancient castles, boating facilities on nearby canals and the outstanding Delamere Forest.



Wonderful walks are provided via the Whitegate Way and Sandstone Trail and in the Willington and Utkinton Hills known locally as 'Little Switzerland'. There are many excellent golf clubs within short travelling distance.

COVERED PORCH

Wooden door with side glazed panels with gold door furniture through to reception hall.

RECEPTION HALL

12' 2" x 8' 5" (3.71m x 2.57m) Ceiling light points. Smoke detector. Coved ceilings. Radiator. Telephone point. Doors to living room, kitchen, principal bedroom, bedroom 2, bedroom 3 and family bathroom.

LOUNGE

21' 3" x 11' 9" (6.48m x 3.58m) Two ceiling light points. Coved ceiling. Two radiators. Dual aspect room with windows overlooking the front and back. Double doors onto the side garden. Aerial point. Coal effect gas fire with marble hearth and decorative wooden surround.

KITCHEN

12' 4" x 10' 6" (3.76m x 3.2m) A selection of wooden wall and base level units with laminated granite effect worktops. Bowl and half sink unit and drainer with chrome mixer tap. Four ring Phillips System 600 four ring gas hob with concealed extractor above. Single Phillips oven and grill. Space for washing machine and tall fridge freezer. Window overlooking the side. Door to side. Strip light. Radiator. Tiled effect vinyl flooring. Tiling to worksurface areas.

PRINCIPAL BEDROOM

17' 3" x 10' 7" (5.26m x 3.23m) Window overlooking the side. Ceiling light point. Coved ceiling. Radiator. Door to en-suite.

EN-SUITE SHOWER

A three piece suite incorporating shower cubicle with shower attachment. Low level w.c. Pedestal wash hand basin with chrome taps. Window with obscured glass overlooking the side. Ceiling light point.

BEDROOM 2

8' 7" x 7' 6" (2.62m x 2.29m) Window overlooking the front. Ceiling light point. Radiator.



BEDROOM 3

8' 7" x 7' 6" (2.62m x 2.29m) Window overlooking the front. Ceiling light point. Radiator.

BATHROOM

7' 10" x 6' 7" (2.39m x 2.01m) Coloured three piece suite with gold style fittings comprising bath. Low level w.c. Pedestal wash hand basin. Part tiled walls with decorative tile. Ceiling light point. Extractor fan. Radiator.

EXTERIOR

The property is approached via a driveway leading to a single garage. Paving around the front with fully stocked borders and gated access through to the rear garden. The rear garden is of a generous size laid mainly to lawn with large paved terrace with views heading over towards North Wales and Beeston Castle.

GARAGE

18' 2" x 10' 8" (5.54m x 3.25m) With up and over door. Power and light connected. Also housing the wall mounted Worcester gas central heating boiler.

SERVICES

We understand that mains water, electricity, gas and drainage are connected or are available.

VIEWING

By appointment with the Agents' Tarporley office.

TENURE

We understand the tenure to be freehold.

ROUTE

From the Agents Tarporley office continue along the High Street in the direction of Chester until taking a right hand turn into Utkinton Road. Continue along Utkinton Road passing the road farm shop on the right hand side then through Willington Village and ultimately into Kelsall. At Willington Road's T-junction with Church Street take a right hand turn passing the butchers on the left until reaching a crossroads continue straight across until reaching Church Street North which then after taking a left turn which becomes Old Coach Road and the property will be found immediately on the right hand side located by our Wright Marshall for sale sign.

ANTI MONEY LAUNDERING

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.



Ground Floor

Approx. 84.7 sq. metres (911.4 sq. feet)



Total area: approx. 84.7 sq. metres (911.4 sq. feet)

To scale only, not to size
Plan produced using PlanUp.

The Pines, 1A, Old Coach Road, Kelsall

Energy Performance Certificate

1a, Old Coach Road, Kelsall, TARPORLEY, CW6 6QJ

Dwelling type: Detached bungalow Reference number: 0270-2816-7238-2090-3381
 Date of assessment: 16 July 2020 Type of assessment: RGSAP, existing dwelling
 Date of certificate: 17 July 2020 Total floor area: 85 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years.	£ 9,522
Over 3 years you could save	£ 1,035

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 246 over 3 years	
Heating	£ 2,991 over 3 years	£ 2,037 over 3 years	
Hot Water	£ 255 over 3 years	£ 204 over 3 years	
Totals	£ 3,522	£ 2,487	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs
 (92-100) A
 (81-91) B
 (69-80) C
 (55-68) D
 (49-54) E
 (41-48) F
 (35-39) G
 Not energy efficient - higher running costs

Current: 52 Potential: 76

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 198
2 Cavity wall insulation	£500 - £1,500	£ 474
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 282

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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