



Wright Marshall
Estate Agents

15 FERN HILL DRIVE, FARNDON CH3 6SH

£110,000



A modern three bedroom semi-detached house forming part of the Stuart Milne development in the popular village of Farndon.

An attractive three bedroom semi-detached house forming part of the prestigious Fern Hill development by Stewart Milne within walking distance to Farndon High Street and the River Dee.

The property is being offered for sale at 50% shared ownership with Muir Housing and offers a fantastic opportunity to get onto the property ladder. The accommodation which is presented throughout to a very high standard briefly comprises; entrance hall, WC, living room, dining kitchen, utility room, landing, principal bedroom, bedroom two, bedroom three and well-appointed family bathroom. The property benefits from double glazed windows and has gas fired central heating. Externally there is a small lawned garden at the front with driveway parking at the side for two cars. To the rear, the garden is a particular feature having been attractively landscaped and is laid mainly to lawn with fully stocked mature raised beds and delightful raised decked seating area.

VIEWING IS HIGHLY RECOMMENDED.

LOCATION

Farndon village lies some 9 miles south of Chester City centre, and provides local amenities and shops to include a hair studio, beauty studio, pharmacy, newsagent, butcher, florist, DIY shop, two public houses, a post office, community hall and sports centre, Church, primary school and nursery school. Secondary schools are within easy reach at Malpas, Christleton and Great Boughton and Abbey Gate College is nearby in Saughton. The adjoining village of Holt offers a range of further shops and amenities. There is a regular bus service to both Chester and Wrexham which provide extensive shopping, schooling and recreational facilities. The nearest train station is Wrexham (6 miles), with Liverpool Airport (23 miles) and Manchester Airport (35 miles). Easy access is available to all the motorway networks.

ENTRANCE HALL

Composite door with glazed inserts and silver door furniture. Ceiling light points. Smoke detector. Radiator. Doors through to WC and living room.

WC

6'4" x 4'7" max (1.93m x 1.40m max)

Low level WC with dual flush. Pedestal wash hand basin with chrome taps and tiled splashback. Ceiling light point. Extractor. Radiator. Wood effect flooring.

LIVING ROOM

14'7" x 11" (4.45m x 3.35m')

UPVC double glazed window overlooking the front. Ceiling light point. Radiator. Aerial point. Telephone point. Wall mounted heating control panel. Useful storage cupboard and additional useful understairs storage cupboard. Door through to the kitchen and staircase rising to the first floor,



KITCHEN

15'8" x 10'3" (4.78m x 3.12m')

A selection of wood effect wall and base level units incorporating drawers and cupboards with Quartz effect laminated worktops and matching upstands. Single Smeg oven and grill with four ring Smeg gas hob with stainless steel splashback and chrome chimney style extractor. above A bowl and half stainless steel sink with chrome mixer tap. Space

for tall fridge/freezer. Cupboard housing an Ariston combi boiler. UPVC double glazed window overlooking the rear garden. UPVC double doors onto a raised deck area. Wood effect flooring. Two ceiling light points. Radiator. Door through to a useful utility room.



UTILITY ROOM

5'3" x 2'6" (1.60m x 0.76m')

Space for washing machine and dryer. Ceiling light point. Ceiling extractor. Radiator. Wood effect flooring.

FIRST FLOOR

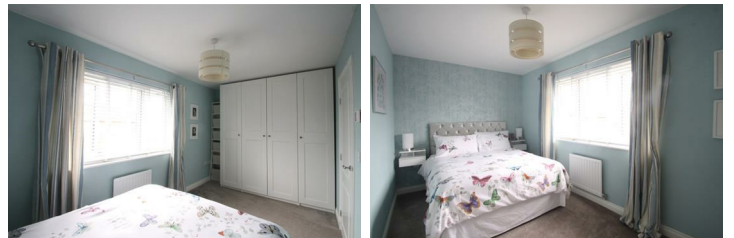
LANDING

Ceiling light point. Smoke detector. Radiator. Loft hatch. Doors through to principal bedroom, bedroom two, bedroom three and family bathroom.

PRINCIPAL BEDROOM

15'8" x 8" (4.78m x 2.44m')

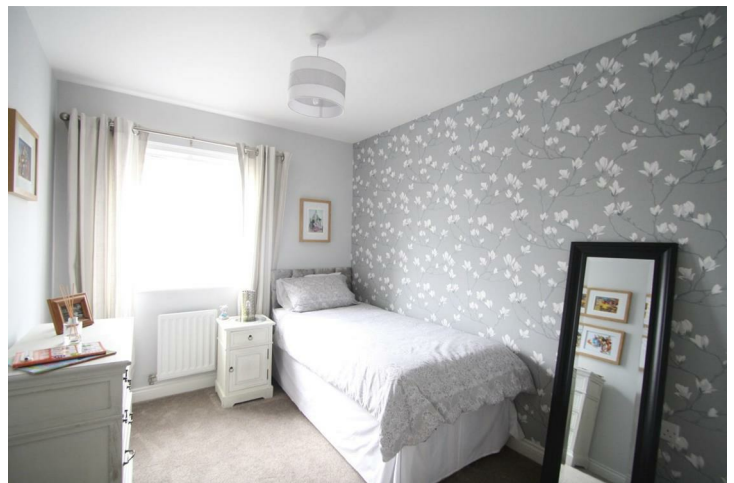
UPVC double glazed window with delightful views. Ceiling light point. Radiator. Wall mounted heating control pad and aerial point.



BEDROOM TWO

11'5" x 8'1" (3.48m x 2.46m')

UPVC double glazed window overlooking the front. Ceiling light point. Radiator and aerial point.



BEDROOM THREE

10'5" x 7'2" (3.18m" x 2.18m")

UPVC double glazed window overlooking the front. Ceiling light point. Radiator and aerial point.



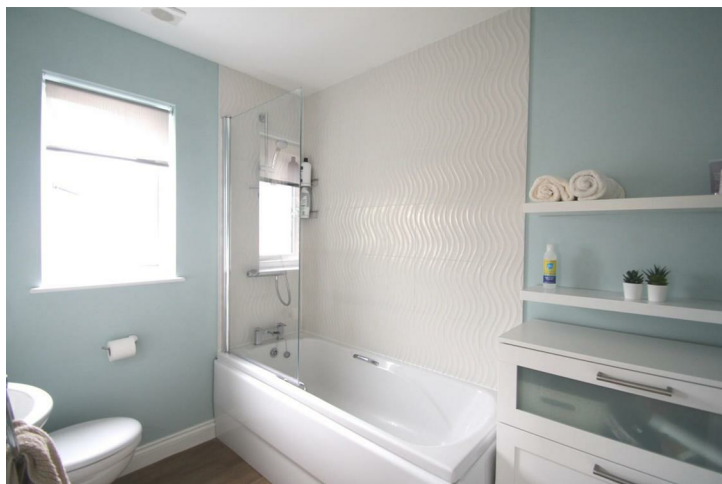
SERVICES

We understand that mains water, electricity, gas and drainage are connected. The property is on a water meter.

BATHROOM

8'5" x 6'8" (2.57m" x 2.03m")

A well-appointed and spacious family bathroom incorporating bath with chrome waterfall mixer tap with shower above and glazed shower screen. Wash hand basin with chrome mixer tap and useful storage cupboards beneath. Low level WC with dual flush and concealed cistern. Partially tiled walls. Wall mounted mirror. Shaver socket. UPVC double glazed window with obscured glass. Wood effect flooring. Ceiling light point.



VIEWING

Viewing by appointment with the Agents Tarporley office

TENURE

We believe the property is leasehold tenure with 125 years from 2017.

AGENTS NOTES

- Council Tax Band - C

- All prospective purchasers must complete a shared ownership application form which is available from the office

- We understand that it is possible to staircase up to 100% ownership

- There is a monthly charge of £273.89 which includes the rent to Muir Housing Group and also covers communal ground maintenance and buildings insurance

- The property benefits from the remainder of the NHBC Certificate

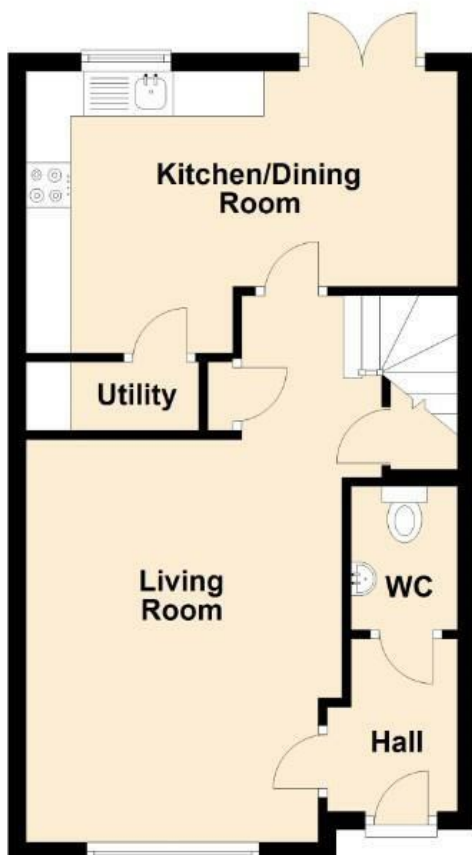
ANTI MONEY LAUNDERING (AML)

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.

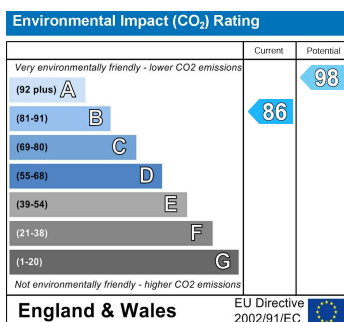
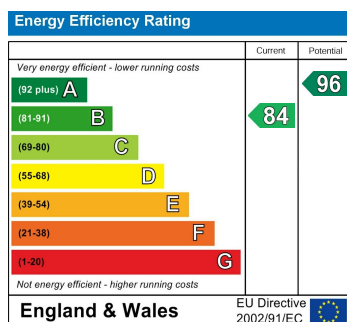
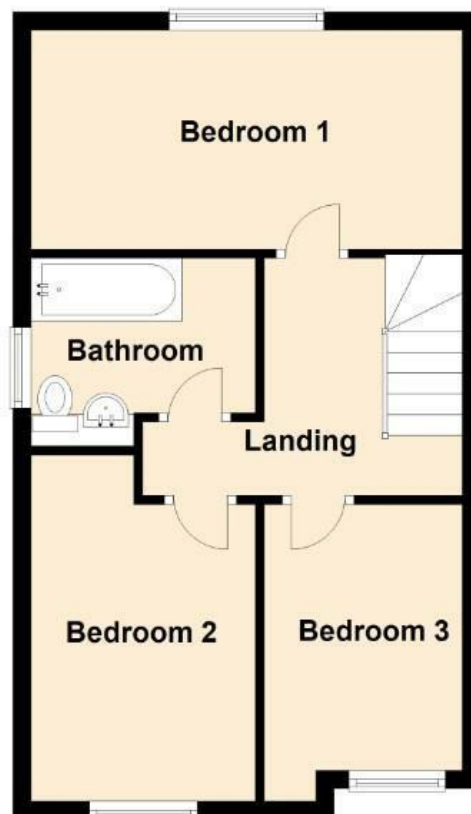
EXTERNAL

The property has the benefit of two off road parking spaces. To the rear is a particular feature being of a generous size and beautifully landscaped. Laid mainly to lawn with fully stocked raised borders and raised decked area.

Ground Floor



First Floor



Wright Marshall
Estate Agents

