



Wright Marshall
Estate Agents

**MELLING CROFT, DEPMORE LANE, KINGSLEY
WA6 6UD**

£360,000



A most impressive and versatile property enjoying a substantial plot in a popular semi rural location enjoying open views to the front and rear.

Melling Croft is conveniently positioned with a large amount of parking to the front and spacious garden to the rear. The accommodation opens to the entrance vestibule which leads into the hall which splits to the daytime and sleeping accommodation. The living room is located to the front of the property with front and side aspect windows whilst the breakfast kitchen opens into the conservatory enjoying a position across the rear. The dining room provides additional access into the conservatory as well as to the stairwell leading to the first floor. Concluding the ground floor accommodation is bedroom one as well as a bathroom. At first floor level the accommodation continues to impress with a substantial bedroom offering a large amount of storage as well as a through room which can also be considered as the third bedroom to those requiring the extra space. Such is the nature of the building that an alternative approach to the use of the space could be actioned.

In addition to the integral garage there is ample parking to the front of the property which leads to the rear large enclosed garden predominantly laid to lawn with patio flanking the rear of the house. In addition to the sheds there is a Nissen building which provides excellent and deceptively spacious storage. Viewing is advised.

LOCATION

Kingsley is a semi-rural village with amenities including a well attended Parish Church, active Methodist Church and popular village pub. There is also a co-op convenience store and two primary schools. Kingsley is located close to the market town of Frodsham which is well supplied with a wide variety of shops, restaurants, post office, doctors and dentists surgeries. There are first class state and independent schools within easy reach.

Kingsley provides comfortable commuting access to Chester, Liverpool, Manchester and North Wales via an extensive roadway system including the M53 and M56 motorways. Travel to London from nearby Runcorn and Acton Bridge stations is less than two hours away. Frodsham itself has a railway station that runs on the Chester to Manchester Piccadilly Line via Helsby, Frodsham, Runcorn East and Warrington Bank Quay Leisure attractions include several golf courses at Frodsham, Helsby, Sutton Hall and Delamere, walking in Delamere Forest, Castle Park, Manley Mere and the sandstone trail.

PORCH

7'7" x 3'1" (2.31m x 0.94m)

Front and side aspect windows. Front aspect door and internal door. Quarry tiled floor. Ceiling mounted light fitting.

ENTRANCE HALL

18'4" x 4'0" (5.59m x 1.22m)

Double panel radiator. Ceiling mounted light fitting.

LIVING ROOM

Front and side aspect double glazed UPVC windows. Two double panel radiators. Ceiling mounted light fitting. Fireplace with brick surround and quarry tiled hearth.



KITCHEN/BREAKFAST ROOM

16'11" x 11'5" (5.16m x 3.48m)

Rear and side aspect double glazed windows. Range of wall and floor mounted kitchen units with a rolled top preparation surface. One and half Sync single electric oven. Two ceiling mounted light fittings. Four ring hob with multispeed extractor hood over. Door to conservatory and door to side.



CONSERVATORY

10'0" x 15'4" (3.05m x 4.67m)

Tiled floor. Solid roof. Door to side and rear.



DINING ROOM

11'11" x 9'11" (3.63m x 3.02m)

Double panel radiator. Ceiling mounted light fitting.



BATHROOM

Double glazed UPVC window. Low-level WC. Pedestal wash hand basin with hot and cold tap. Panelled bath with electric shower. Ceiling mounted light fitting. Part tiled wall.



FIRST FLOOR

LANDING

BEDROOM ONE

11'11" x 9'11" (3.63m x 3.02m)

Front aspect double glazed window. Double panel radiator. Ceiling mounted light fitting.



BEDROOM TWO/STORAGE

23'3" x 10'6" (7.09m x 3.20m)

Velux skylight. Two double panel radiators. Exposed plasterwork to be finished.



BEDROOM THREE

17'4" x 7'10" (5.28m x 2.39m)

Front and side aspect window plus Velux window. Ceiling mounted light fitting.



STORAGE AREA

10'6" x 4'11" (3.20m x 1.50m)
Housing central heating boiler.

EXTERIOR

To the front is a gravel driveway with a small area of lawn whilst to the rear is a larger more enclosed garden predominately lawned with patio flanking the rear of the property. There is ample space for sheds and storage with a further benefit of a substantial Nissen hut which extends to approximately 40 feet in length.



GARAGE

17'4" x 7'10" (5.28m x 2.39m)

SERVICES

We understand that mains water and electricity are connected. Gas central heating. Private drainage system.



EPC RATING : E

VIEWING

By appointment with the Agents' Tarporley office on 01829 731300.

TENURE

We understand the tenure to be freehold.

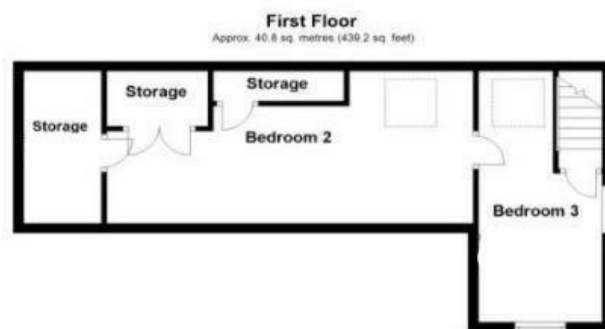
DIRECTIONS

From the agents Tarporley office proceed along the High Street in the direction of Chester until reaching Rode Street roundabout taking a right-hand turn onto the A49. Continue on the A49 passing through Cotebrook taking a left-hand turn after the Alvanley Arms on the right hand side onto the B5152 in the direction of Oakmere. Continue along this road which becomes Fishpool Road and reaching a crossroads with the Fishpool on the left hand side. Continue straight across the crossroads onto Abbey Lane until reaching the next crossroads continuing straight ahead in the direction of Delamere. Continue along Station Road passing the Delamere stores on the left-hand side passing Delamere Station and continuing along Norley. Passing the Chinese restaurant on the right hand side and continue along Delamere Road until reaching a staggered crossroads. Take a left turn onto the B515 to the direction of Frodsham following the road and passing Dark Lane on the right hand side taking the next right onto More Lane. Continue on along where the property will be found on the right hand side before reaching the playing fields.

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.





Total area: approx. 149.4 sq. metres (1607.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	70
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements