

For sale by auction

1 Churton Road

Farndon, Chester, Cheshire



on Wednesday 15 February 2017 at 7.00pm
at The Swan Hotel, High Street,
Tarpoley, Cheshire CW6 0AG

1 Churton Road

Farndon, Chester,
Cheshire CH3 6QP

Approximate distances

- Holt - 0.5 miles
- Wrexham - 7 miles
- Chester - 8.5 miles
- Liverpool - 26 miles
- Manchester - 45 miles



An attractive end mews cottage with parking in the heart of the village

Lounge • Inner hall • Kitchen • Bathroom • 2 bedrooms
Garage • Rear garden • Requires upgrading

Situation

No 1 Churton Road is situated in the heart of the attractive village of Farndon, located within a short drive due south of Chester. The village is located on the banks of the River Dee, on the border with Wales, connected to neighbouring Holt Village by Farndon Bridge, a sandstone medieval structure.

The village offers an excellent array of local conveniences, including a local public house, pharmacy, post office, DIY/general store, butchers, newsagents, gift shop and St Chad's Parish Church.

Schooling is well-provided, including Farndon Primary School, Darland High School located in Rossett, and independent schooling at Abbey Gate College, Saughton, and King's and Queen's Schools in Chester.

The property

No 1 Churton Road is a particularly attractive end of terrace cottage located in the heart of the popular village of Farndon.

The property is of brick construction under natural slate tile roofing. The property incorporates attractive original external features, including original six-pane casement windows and cast iron rain water goods. The property has been rented for some time and would now benefit from a general scheme of upgrading throughout.

The front door opens directly into a spacious living room incorporating a cast iron wood burning stove within a brick surround, flanked by an arched recessed bookcase. A central hallway gives access to the bathroom fitted with a white suite, including a cast iron bath with electric shower over, WC and pedestal wash hand basin. The bathroom is



heated by a wall-mounted electric fan heater. Opposite the bathroom is a useful under-stairs storage cupboard, which could be adapted for use as a utility area. To the rear of the property is a basic kitchen incorporating a range of base units with a single drainer sink unit, space for an oven and plumbing for laundry appliances. An instant electric water heater provides hot water on demand in the kitchen.

An enclosed turned staircase rises to the first floor landing leading to a large double bedroom to the front elevation and a smaller double bedroom to the rear, fitted with a range of cupboards incorporating an electric hot water cylinder.

The property is warmed by stand-alone electric wall heaters.

Outside

To the rear of the property is a west-facing enclosed courtyard garden, mainly laid to a concrete hard-standing with retained beds. A pedestrian gate gives access directly to the adjoining access lane. At the bottom of the garden is a brick-built garage with up-and-over door, electricity and power points. The garage also incorporates a gardener's WC.



Services

Mains water, drainage and electricity. Purchasers should satisfy themselves of the suitability of these services to fulfil their needs prior to committing to a purchase.

Easements, wayleaves and rights of way

The property is sold subject to all existing easements, wayleaves and rights of way, whether specified or not within these sales particulars. The access lane leading directly off Churton Road will be sold with No 2 Churton Road, but a right of way will be granted to No 1 Churton Road, in addition to Nos 1 and 2 Smithy Cottages.

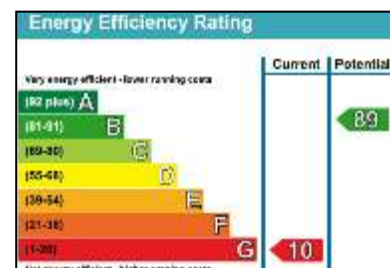
Directions

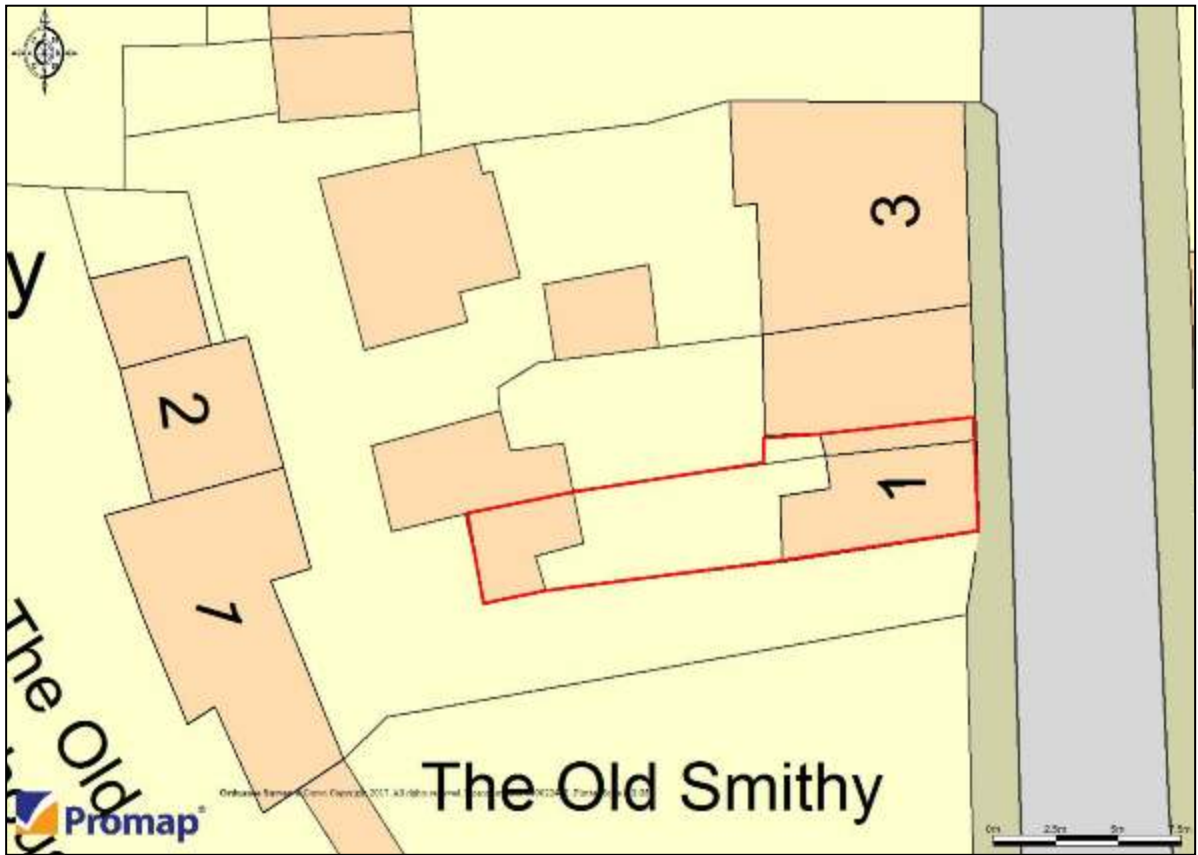
From Chester head south on the B5130, Dee Banks, through Huntington and on crossing the A55 keep right at the mini roundabout. Continue along the B5130 through Aldford and Churton and on approaching Farndon High Street, No 1 Churton Road will be seen on your right-hand side.

Viewings

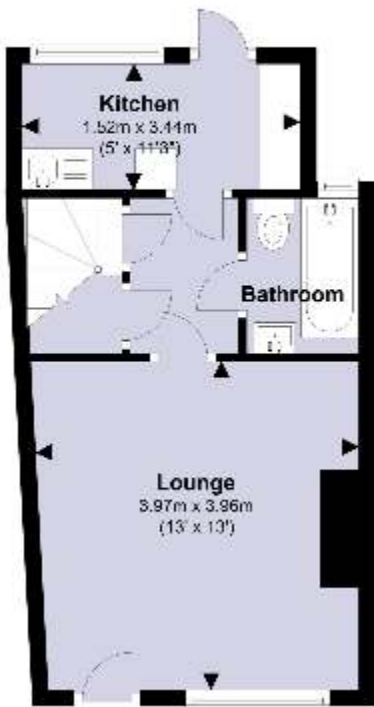
By strict appointment through selling agents, Fisher German LLP. T: 01244 409660; E: chester@fishergerman.co.uk.

Photographs taken and particulars produced January 2017.





Ground Floor



First Floor

