

For sale by auction

2 Churton Road

Farndon, Chester, Cheshire



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

2 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



A particularly attractive mid-mews cottage situated in the heart of this popular village

Lounge • Inner hall • Kitchen • Bathroom • 2 bedrooms
Enclosed rear garden • Off-street parking • Brick-built
store with adjoining WC • Requires upgrading

Situation

No 2 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 2 Churton Road is a particularly attractive mid-terraced cottage situated in an enviable setting within the heart of the popular village.

The property is of Cheshire brick construction under natural slate tile roofing, with original six-pane casement windows to the front elevation. The property contains much of the original charm of its age. The property benefits from a sizeable rear extension forming a spacious breakfast kitchen constructed circa 2003. The property is presented to a reasonable standard throughout, but would benefit from further upgrades.

The front door opens directly into a spacious lounge featuring an open fireplace within a brick surround with quarry tiled hearth, oak-effect laminate flooring and



benefits from "Heatstore" Economy 7 storage heating, which is fitted to all principal rooms.

A central hallway gives direct access to the family bathroom fitted with a white suite, including a cast iron bath with electric shower over, WC and pedestal wash hand basin. A good-sized under-stairs storage cupboard could be adapted for various uses. To the rear of the property is a good-sized breakfast kitchen fitted with a simple range of base cabinets with space for an electric oven and plumbing for laundry appliances. A door opens into the attractive rear courtyard garden.

An enclosed turned staircase rises to the first floor landing giving access to two bedrooms, the smaller of the two incorporating a range of cupboards housing the electric hot water tank.

Outside

The enclosed rear garden is partly lawned with an adjoining raised decked terrace. The garden is enclosed by a combination of hedging and fencing and open to the rear, providing vehicular access via the access road running along the western side of the cottages. To the rear of the garden is a brick-built garden store with an adjoining WC.



Services

Mains water, drainage and electricity. Economy 7 storage heating. 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.

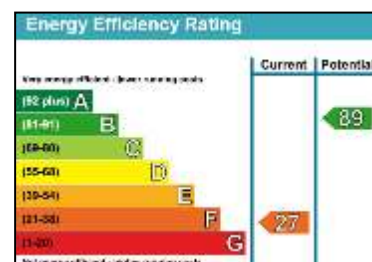
Directions

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 2 Churton Road will be seen on your right-hand side.

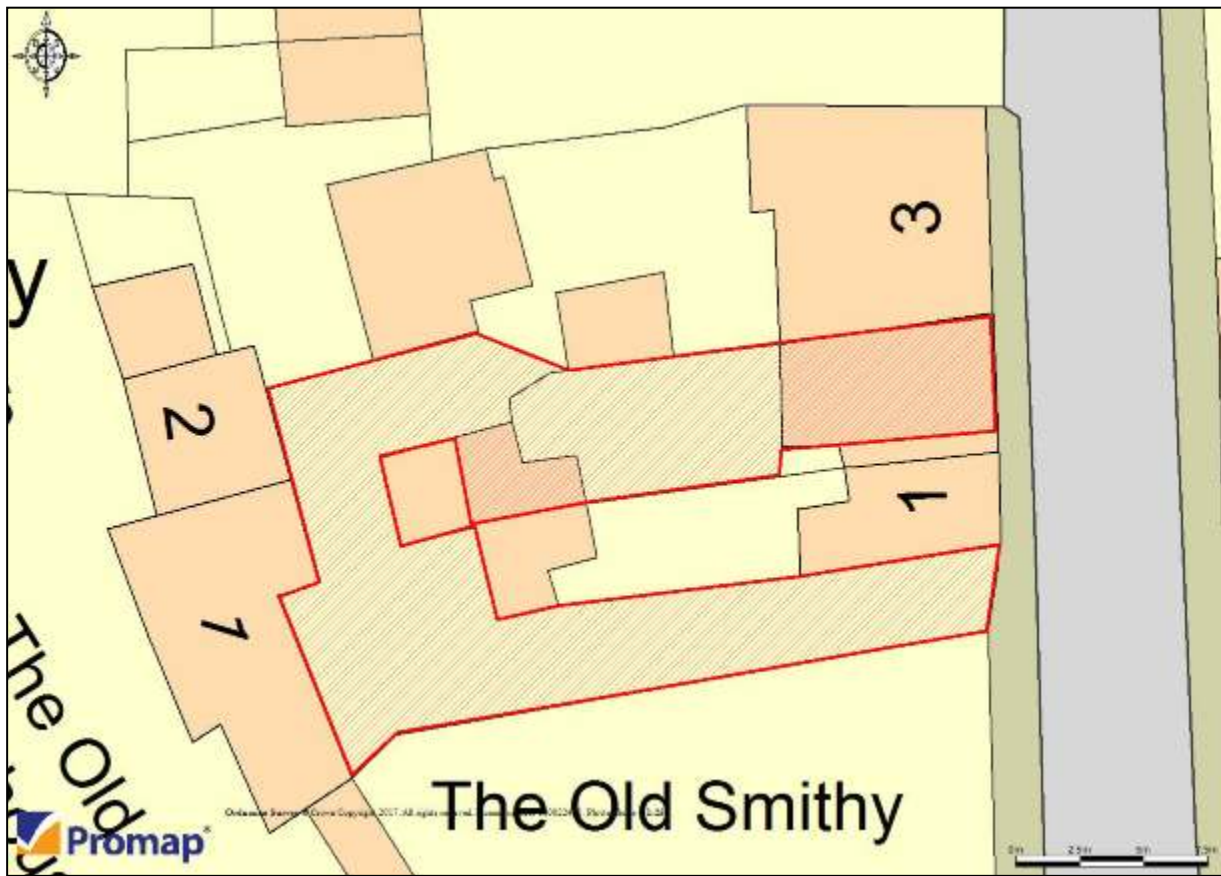
Viewings

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

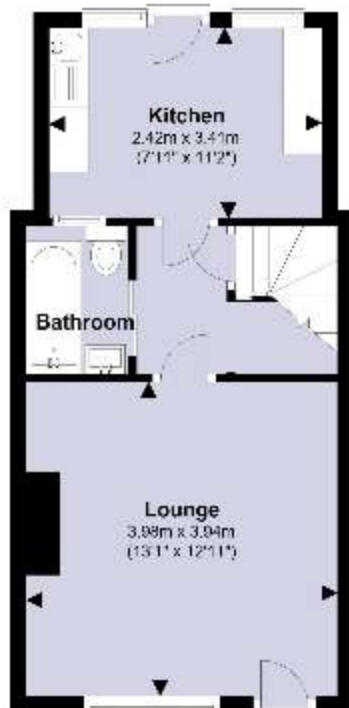
Photographs taken and particulars produced January 2017.



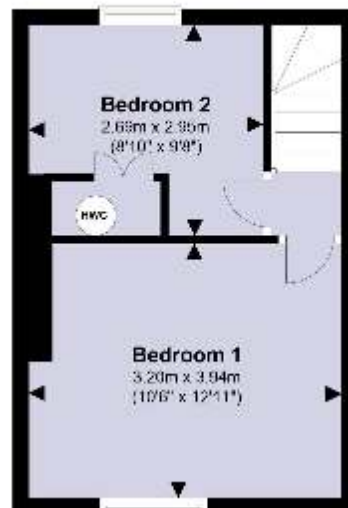
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Ground Floor



First Floor



Outbuilding

