



46 School Lane, Guilden
Sutton

£325,000





Situated on a good sized corner plot this well extended home offers excellent sized accommodation with open views to the front with two private areas. The property has been skilfully extended and modernised in recent years to provide a deceptively spacious semi-detached home.

The accommodation comprises in brief; entrance hall with ceramic tiled flooring, spacious living room with a dual aspect with French doors onto the rear patio and fine views to the front with a original open fireplace, separate L shaped open plan living/dining kitchen with two large remote controlled electric "Velux" windows providing an abundance of natural light with part vaulted ceilings, characterfully supported by another original fireplace that offers the ability to become full functioning log burner again and further French doors onto a private an enclosed front garden ideal for children.

The kitchen has a range of fitted shaker style units with solid timber work surfaces and integrated appliances with further access to the rear.

Completing the ground floor is a utility room and storage/pantry cupboard.

To the first floor there is a useful cloaks/w/c on the half





landing with a further modern stylishly fitted main bathroom on the first floor, three bedrooms with a large master bedroom with great views.

There is a further staircase to loft area with a "Velux" window offering a fantastic office space with a further boarded under eaves area with a modern combination boiler.

There is a gravelled area to the front with a shed, further hedged private front garden with access to the side to a private rear garden with a block paved patio and lawn.

FINER POINTS

* 100m away from the outstanding 'Ofsted' primary school.

* Close to a Village store, highly rated pub/restaurant whilst being striking distance of Hoole.

* Perfect position on the edge of open countryside yet great for motorways and the City centre.

* Close to a superb farm café and an abundance of greenway, perfect for walking.

* Corner plot with gardens to the front and rear.

* Well improved and extended by our current clients in recent years.

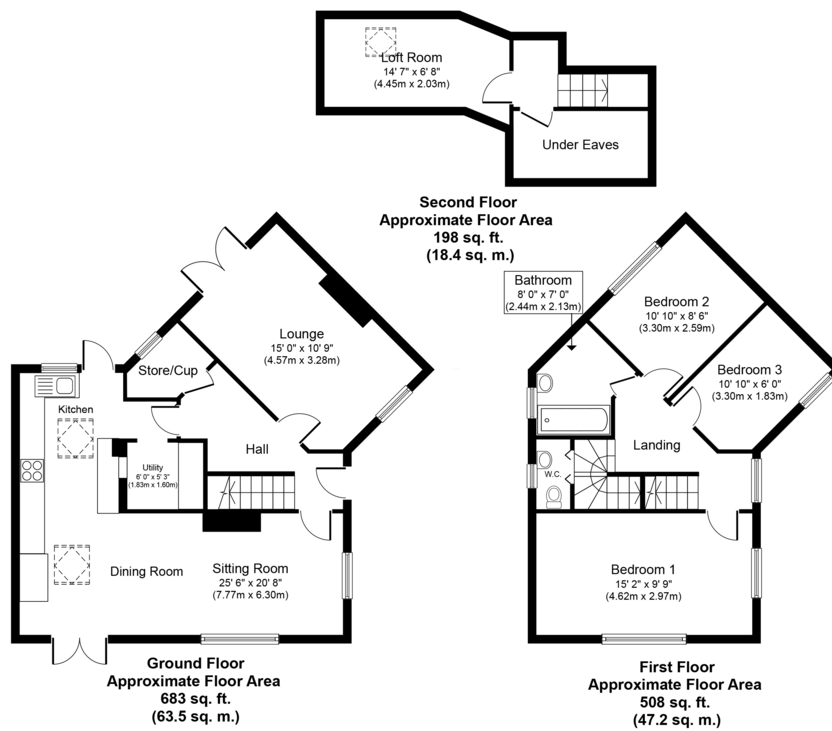
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Tenure: Freehold

Local Authority: Cheshire West and Chester Council

Council Tax: Band C

Viewings: By appointment only



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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