

# CHANGING HOME



**Covert Rise | Tattenhall | Chester | CH3 9HA**

**Guide Price £365,000**

A very spacious 3 bedroom detached bungalow with attached garage and large gardens within the popular village of Tattenhall. The bungalow requires some internal refurbishment but has huge potential and space to extend subject to consents. Sale is by informal tender with offers to be made in writing to our offices by noon on 22nd April 2024. NO ONWARD CHAIN.

## Property Description

### TENDER DETAILS

The sale is by way of Informal Tender. Offers are invited to be in writing and at our offices at 40 Lower Bridge Street Chester CH1 1RS by 12 noon Monday 22nd April 2024. Viewers must be in a proceedable position

### LOCATION

The very popular village of Tattenhall is set within the heart of beautiful Cheshire countryside. The village is around 8 miles to the south of Chester. Within Tattenhall are a selection of public houses, cafes and restaurants, cricket club, primary school, shops and offices. The village has an exceptional community spirit.

### PORCH

Accessed via a composite front door and with 3 UPVC double glazed windows. Quarry tiled floor.

### HALL

With loft access, radiator and large built in store cupboard.

### LOUNGE

17' 8" x 11' 3" (5.38m x 3.43m) With radiator, double glazed window and feature fireplace.

### DINING ROOM

11' 7" x 8' 11" (3.53m x 2.72m) With double doors to the lounge, double glazed patio doors to the rear garden and radiator.

### KITCHEN

8' 11" x 10' 5" (2.72m x 3.18m) With a range of fitted floor and wall units with breakfast bar. Double stainless steel sink unit. Oven, grill and ceramic hob. Partly tiled walls, radiator and double glazed window.



## UTILITY ROOM

7' 0" x 5' 4" (2.13m x 1.63m) With fitted floor units and stainless steel sink unit. Space for a washing machine and fridge/freezer. Shelving and frosted UPVC double glazed window.

## CLOAKROOM

With a white WC and wash hand basin. Tiled floor and tiled walls. Extractor fan.

## BEDROOM 1

12' 9" x 9' 10" (3.89m x 3m) With built in cupboard, radiator, fitted wardrobes and double glazed window.

## BEDROOM 2

12' 9" x 9' 6" (3.89m x 2.9m) With a radiator and double glazed window.

## BEDROOM 3

9' 7" x 8' 4" (2.92m x 2.54m) With a radiator and double glazed window.

## BATHROOM

9' 6" x 5' 9" (2.9m x 1.75m) With a white suite of a WC, wash hand basin and shower cubicle. Tiled floor and tiled walls. Heated towel rail and frosted double glazed window.

## GARAGE

An attached garage with up and over door.

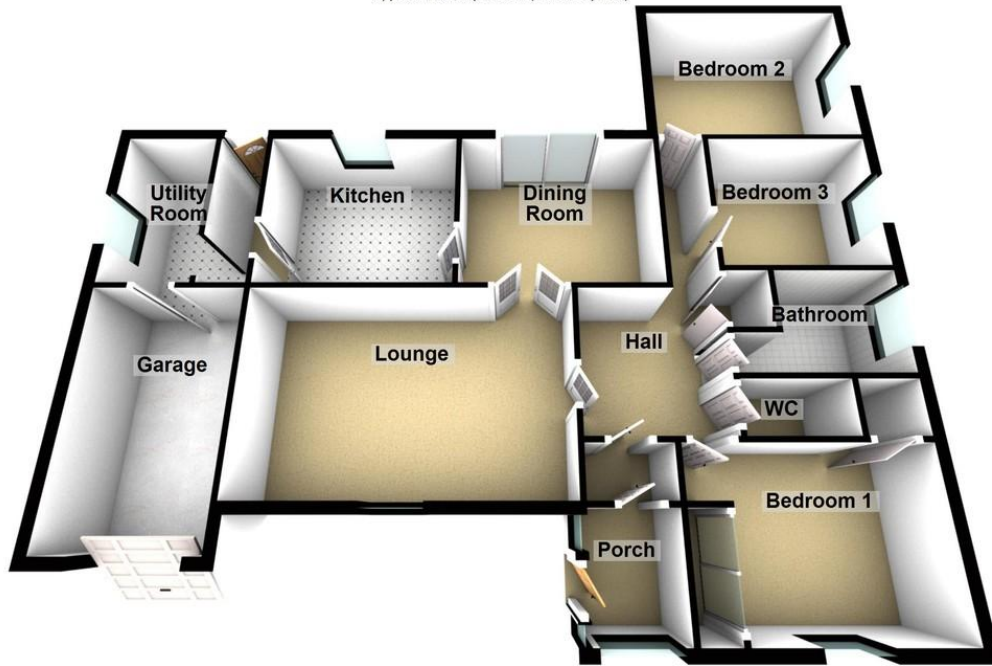
## GARDEN

With a large lawn to the front with tarmac drive to provide parking. A gate at the side leads to a paved bin store area. This leads to the rear with a patio, shed and extensive lawn.



## Ground Floor

Approx. 110.5 sq. metres (1189.6 sq. feet)



Total area: approx. 110.5 sq. metres (1189.6 sq. feet)

for illustration only not to scale  
Plan produced using PlanUp.

## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

## Contact Details

40 Lower Bridge Street  
Chester  
Cheshire  
CH1 1RS

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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