



**Berwyn Mancot Lane | Mancot | | CH5 2AJ**

**£215,000**

A spacious 4 bedroom detached dormer bungalow in a most secluded of location with most attractive gardens. The property has a garage and ample parking but does require some internal refurbishment. In brief: Hall, large living room, kitchen/breakfast room, bathroom and 4 double bedrooms.



# Property Description

## LOCATION

The village of Mancot has many amenities such as local shops and a public house together with a Primary School. Access to Chester, Chester Business Park, Airbus and Broughton Retail Park is simple via A55.

## HALL

With radiator and 2 wall light points.

## LIVING ROOM

11' 11" x 15' 11" (3.63m x 4.85m) into bay. With a coal effect gas fire, radiator, double glazed window to the side and double glazed bay window to the front.

## KITCHEN

12' 10" x 9' 9" (3.91m x 2.97m) min. With fitted floor and wall units. Stainless steel sink unit. partly tiled walls, door and double glazed bay window to the rear.

## BEDROOM 1

11' 11" x 15' 10" (3.63m x 4.83m) With fitted wardrobe, double glazed bay window and radiator.

## BEDROOM 2

11' 10" max x 10' 10" (3.61m x 3.3m) With a double glazed window and radiator.

## BATHROOM

9' 9" x 6' 11" (2.97m x 2.11m) With a WC, wash hand basin and paneled bath. Partly tiled walls and tiled floor. Airing cupboard and radiator. Frosted double glazed window.

## LANDING

With wall light point.



### **BEDROOM 3**

9' 9" x 12' 1" (2.97m x 3.68m) With a UPVC double glazed window, radiator and wall light point.

### **BEDROOM 4**

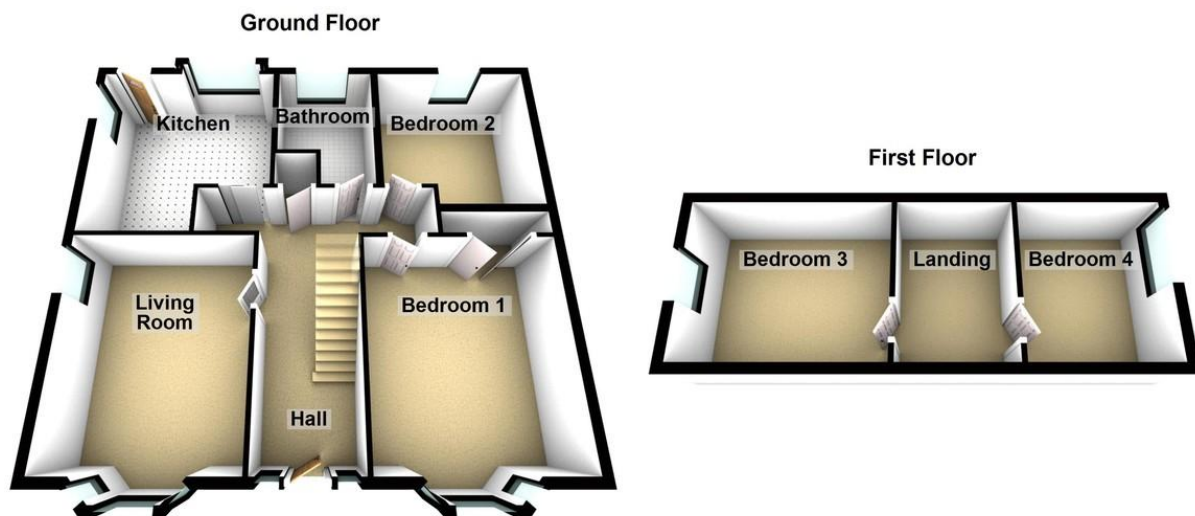
9' 9" x 11' 10" (2.97m x 3.61m) With radiator and double glazed window.

### **GARAGE**

A single attached garage with window to the rear. The garage is accessed via a paved drive to provide parking for several cars.

### **GARDEN**

The property has large attractive gardens to all sides. They include a big lawns, vegetable garden, trees, shrubs and outside tap.



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

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