



# FOR SALE £185,000



- Bunaglow
- 3 Beds
- 2 Receptions
- Sun Room
- Gas Central Heating
- Driveway
- Front & Rear Gardens

Butterbache Road,  
Huntingdon, Chester, CH3 6DB



# Property Description

A spacious and well presented bungalow situated on a peaceful road in the highly desirable location of Huntington. Accommodation in brief comprises of; entrance hall, front reception, two double bedroom, a further single bedroom, Kitchen/Diner, porch, shower room, rear reception, sun room and loft partially converted into a guest bedroom. Externally the property boasts a well maintained garden to the front and rear and driveway parking.



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(i) These particulars do not constitute part of an offer or contract. (ii) These particulars and any pictures or plans represent the opinion of the author, excluding vendor comments, and are given in good faith for guidance only and must not be construed as statement of fact. (iii) Nothing in these particulars shall be deemed a statement that the property is in good condition otherwise. We have not carried out any structural survey of the property and have not tested the services, appliances or specified fittings. (iv) Vendor comments are made directly by the seller and cannot be relied upon as a statement of fact. (v) You are advised to check the availability of a property prior to any viewing. Any expense incurred is the sole responsibility of the applicant.

## ACCOMODATION

### Hallway

Carpeted. Access to all rooms.

### Living Room 12'4 x 11'3 (3.8m x 3.4m)

Carpeted, radiator, gas fire place, UPVC double glazed Bay window to front elevation.

### Bedroom One 11'2 x 10'2 (3.4m x 3.1m)

Carpeted, radiator, built in wardrobes with mirror doors, UPVC double glazed window to front elevation.

### Bedroom Two 9'11 x 8'8 (3.0m x 2.6m)

Carpeted, radiator, , UPVC double glazed window to side elevation.

### Bedroom Three 9'11 x 8'10 (3.0m x 2.7m)

Carpeted, radiator, UPVC double glazed window to side elevation.

### Sitting Room 10'11 x 9'11 (3.3m x 3.0m)

Carpeted, radiator, gas fire place, sliding patio door leading to Sun room.

### Sun Room

Carpeted, sliding patio door leading to garden.

### Kitchen/Diner 11'7 x 8'10 (3.5m x 2.7m)

Fitted kitchen features a range of matching wall and base units with laminate work surfaces, inbuilt gas hob and electric oven and inset sink with hot/cold mixer tap. The kitchen also features vinyl flooring, the kitchen also comes with plumbing for dishwasher and washing machine. Window to front elevation.

### Porch

### Shower Room

W/C, hand basin with vanity unit and corner shower enclosure, Vinyl flooring, panelled radiator.

### Loft

Carpeted, plaster finish throughout painted Magnolia. Velux window.

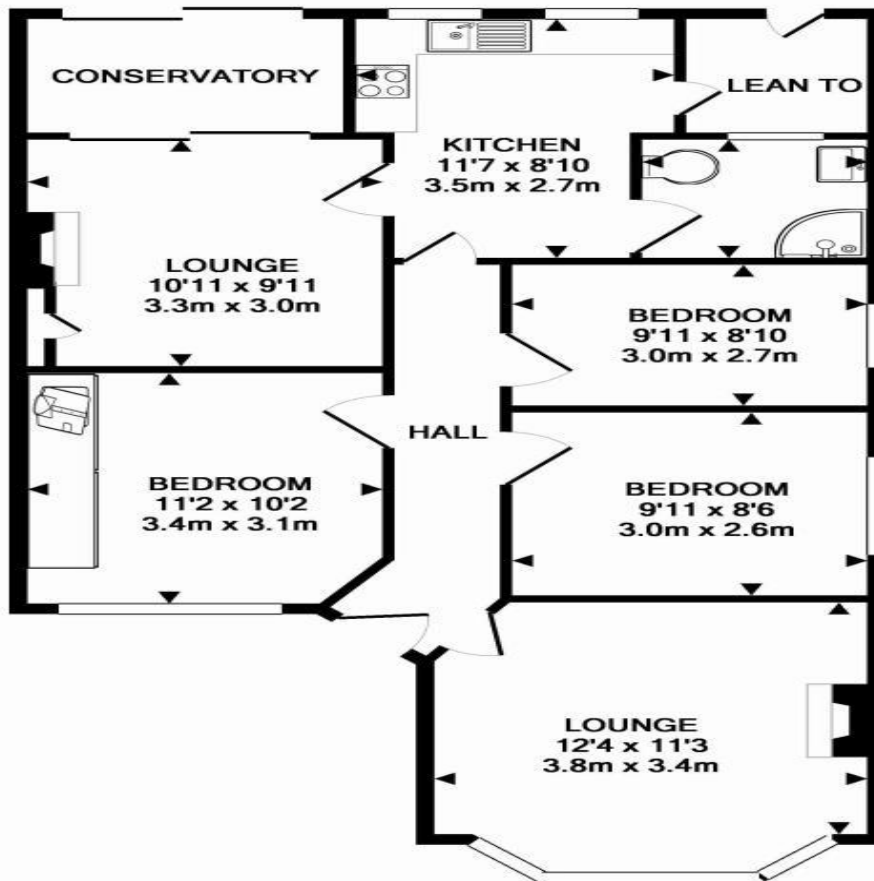
### Externally Areas

A tarmac driveway with ample parking and lawn area to front, to the rear is a lawn garden, paved area with canopy and shed.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	36	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	30	
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 785 SQ.FT. (72.9 SQ.M.)

Floor Plan created by planstosell.co.uk - Measurements are approximate. Not to scale.  
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