



Church View, Post Office Lane, Norley

Offers Over £500,000

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## Church View, Post Office Lane, Norley

A smartly presented three bedroom detached bungalow, situated within the desirable rural village of Norley, located on the edge of Delamere Forest. The property enjoys pleasant views, and is within walkable distance from the village centre with well renowned local pub, The Tigers Head, and village stores.

Norley is a charming Cheshire village just off the A556 situated only 20 miles away from Chester. Nearby Delamere Forest is a very popular tourist attraction and offers exceptional walks, cycle routes and outdoor activities.

The nearby towns of Frodsham and Tarporley offer independent shops, restaurants and cafes and in only 20 minutes' drive Cheshire Oaks provides a far wider selection of shopping.

For the commuter, Warrington, Liverpool and Manchester are found in 12, 25 and 30 miles respectively. There are also excellent railway links with Delamere Station being on the Chester to Manchester line. Additional stations are found in nearby Runcorn, Frodsham, Chester and Crewe, all providing journeys to London Euston in less than 2 hours. Manchester and Liverpool International Airports are within 40 minutes' commute. Nearby primary and secondary schools include Delamere, Academy (Primary) Helsby, Tarporley, Weaverham High School and the renowned Grange School in Hartford.





The accommodation is presented in excellent order throughout, offering light and spacious rooms positioned around a generous central reception hallway with an enclosed porch to its front. There are two reception rooms located at either end of the house, enjoying front facing aspects via attractive bow windows, including a good sized lounge which also has French doors opening out onto a recently re-landscaped garden.

The dining room is located adjacent to the kitchen breakfast room, which is fitted with a matching range of traditional style wall and base level cabinets, including a combination of integrated and some freestanding appliances. Adjoining the kitchen is a utility room with space and plumbing for both a washing machine and a tumble dryer, and base level cabinets incorporating a single drain sink.





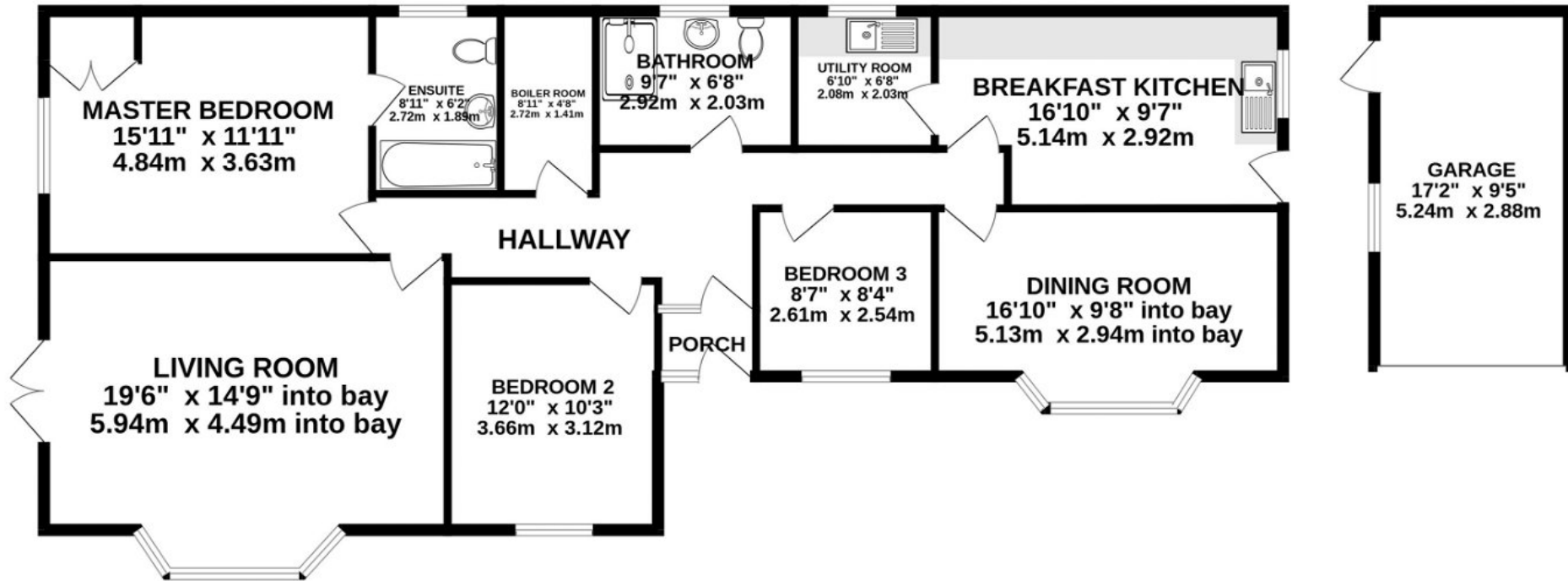
There are three bedrooms in total which include two very good sized double bedrooms. The master bedroom is particularly large in size and benefits from built-in wardrobes, as well as a newly fitted en-suite bathroom, fitted with a contemporary style three-piece suite, including a panel bath, wall hung wash basin with a floating storage drawer and a low-level WC.

The two smaller bedrooms share the use of a stunning bathroom located off the hallway, which has also been newly fitted with a contemporary style suite including a large walk-in shower enclosure, a wall hung wash basin and a low-level WC. Both bathrooms are finished in attractive marble effect porcelain tiling.

The property benefits from excellent off-road parking space provided by a large block paved driveway which extends to the front and side of the house where there is a brick built detached garage with an electric roller door.



1478 sq.ft. (137.3 sq.m.) approx.



TOTAL FLOOR AREA : 1478 sq.ft. (137.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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