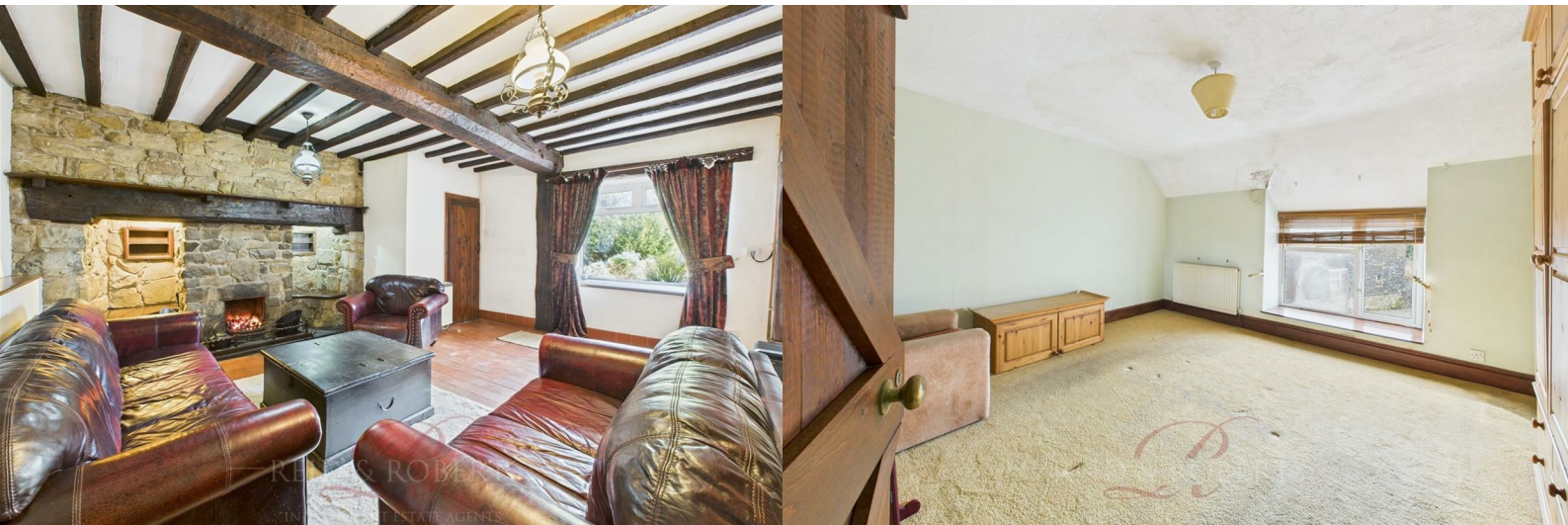




1 Ewloe Hall Cottages Liverpool Road

Buckley, CH7 3LR

£200,000



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Accommodation Comprises

A traditional wooden entrance door with a frosted and decorative glazed panel leads into:

Entrance Hallway

Featuring quarry tile flooring and a beamed ceiling, reflecting the property's heritage. Stepping down into the inner hallway, you are greeted by the original staircase with under-stair storage, exposed beams, an electric storage heater, and a double-panel radiator, seamlessly blending character with functionality.

Sitting Room

The room features a brick-built stone fireplace, complete with a fire set on a tiled hearth and a wooden mantle above, creating a warm focal point and you will find wood block flooring, there is a panelled radiator and a wall-mounted air conditioning unit, ensuring a pleasant environment year-round. A double-glazed window to the front elevation allows natural light.

Lounge

A truly inviting space, the lounge boasts quarry tile flooring, original beamed ceilings and exposed structural beams, enhancing the property's historical appeal. A striking exposed stone inglenook fireplace with an open fire serves as the focal point of the room, complete with recessed alcove shelving and a solid wood mantle with a built-in display shelf. A double-glazed window to the front elevation provides natural light, while additional features include a single-panel radiator and ceiling light points.

A stable-style wooden door leads into the kitchen.

Kitchen

Continuing with the quarry tile flooring, the kitchen is fitted with a range of wall and base units, offering ample storage and stainless steel sink unit. There is void and plumbing for a washing machine and tumble dryer, as well as space for both gas and electric cookers. Additional features include coved ceiling, double-glazed windows to the front and side elevations allow for plenty of natural light, single-panel radiator and cupboard housing the electricity meter and fuse box.

Utility Room

A step up leads to the utility area, which provides additional storage with base units and a complementary work surface. This space also includes void plumbing for a washing machine and space for a fridge freezer. A UPVC door with a frosted inset panel leads to the rear

entrance, while a double-glazed window to the side elevation and frosted square windows to the rear provide extra light. An extractor fan is also fitted.

Stairs from Hallway Rise To

Landing

The staircase rises to the spacious landing, which provides access to the bedrooms and bathroom. The landing area includes exposed beams, single-panel radiator, loft access, and a step up leads to additional accommodation.

Bedroom One

A generously sized double bedroom, featuring a double-glazed window with top openers to the front elevation, allowing for plenty of natural light. The room benefits from an electric storage heater, a wall-mounted air conditioning system, a single-panel radiator, and ceiling light points and sloped ceiling.

Bedroom Two

This additional double bedroom features a double-glazed window to the rear elevation with a built-in window seat area, offering a charming and cosy space. An archway leads to a boiler and hot water tank, with solar panel connections. The room also includes ceiling light points, a sloped ceiling, and a double-panel radiator.

Bathroom

The family bathroom is fitted with a three-piece suite comprising a panel bath with shower over, a low-flush WC, and a pedestal sink unit. The space is finished with fully tiled walls, vinyl flooring, ceiling light points, and a frosted double-glazed window to the front elevation and a single panelled radiator.

Outside

Ewloe Hall Cottage boasts dual access points, enhancing its appeal and functionality. The first entrance, situated off the lane, features a five-bar wooden gate that opens to a spacious front garden. This larger than average outdoor space is mainly laid to lawn with well stocked flower beds and a paved patio area perfect for outdoor entertaining and relaxation.

The second access point is located off Liverpool Road, providing a convenient driveway with 'off-road' parking. This driveway leads to a side garden area that holds exciting potential; it has the potential to be a building plot, subject to obtaining the necessary planning consents. This feature not only adds value but also offers the possibility for

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future development. Overall, Ewloe Hall Cottage presents a unique blend of ample outdoor space and development potential, appealing to homeowners and investors alike.

EPC Rating TBC

Council Tax Band - D

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Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

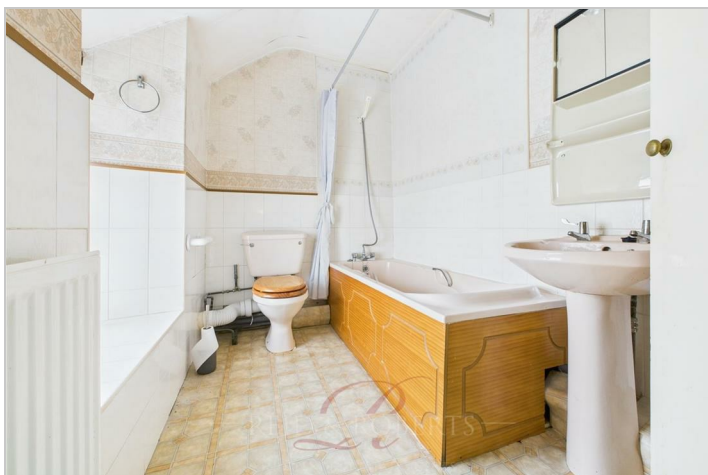
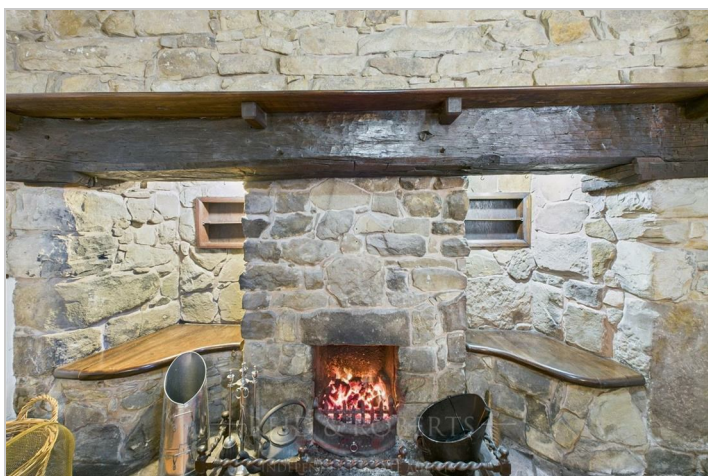
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

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Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

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Energy Efficiency Graph



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