



**HINCHLIFFE
HOLMES**



THE COTTAGE BUNGALOW



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Manley Road | Alvanley Nr. Frodsham | WA6 9DF

Situated in a sought-after idyllic location and set in an elevated position with undisturbed views across open farmland, an immaculately presented, fully renovated, and extended detached bungalow with superb flexible accommodation throughout. Beautifully landscaped private gardens, driveway providing extensive off-road parking and detached garage.

Alvanley is a superb semi-rural village which has an array of amenities including a very well-regarded primary school, thriving public house, picturesque church, and cricket club.

The village lies next to Manley which also has a primary school whilst the area as a whole falls into the catchment for Helsby High School.

Further amenities can be found in the adjoining village of Mouldsworth where the renowned Goshawk Public House can be found in addition to Mouldsworth Railway Station which

operates on the Chester to Manchester line with regular connections.

Helsby is located on the fringe of Frodsham - itself a very popular market town. Helsby has a Tesco's supermarket and many other day to day amenities. Nearby Frodsham has a variety of shops, restaurants, post office, doctors and dentist surgeries, excellent schools, and a Morrison's supermarket in the centre of the town.

Leisure attractions include several golf courses at Frodsham, Helsby and Delamere. Walks in Delamere Forest, Castle Park Manley and the property is close by to National Trust woodland, Helsby Hill and the Sandstone Trail.

There is easy access to Chester, Manchester, Liverpool, and North Wales via extensive road network system including the M62 and M53 motorways and travel to London via the nearby Runcorn station is less than two hours away whilst there is also a railway station in Frodsham itself and Helsby.

Entrance Hall | Dining Kitchen | Lounge | Utility Room | Shower Room

Hallway | Bedroom One - En-suite | Bedroom Two
Bedroom Three | Bedroom Four | Bathroom

OUTSIDE

Parking | Garage | Gardens



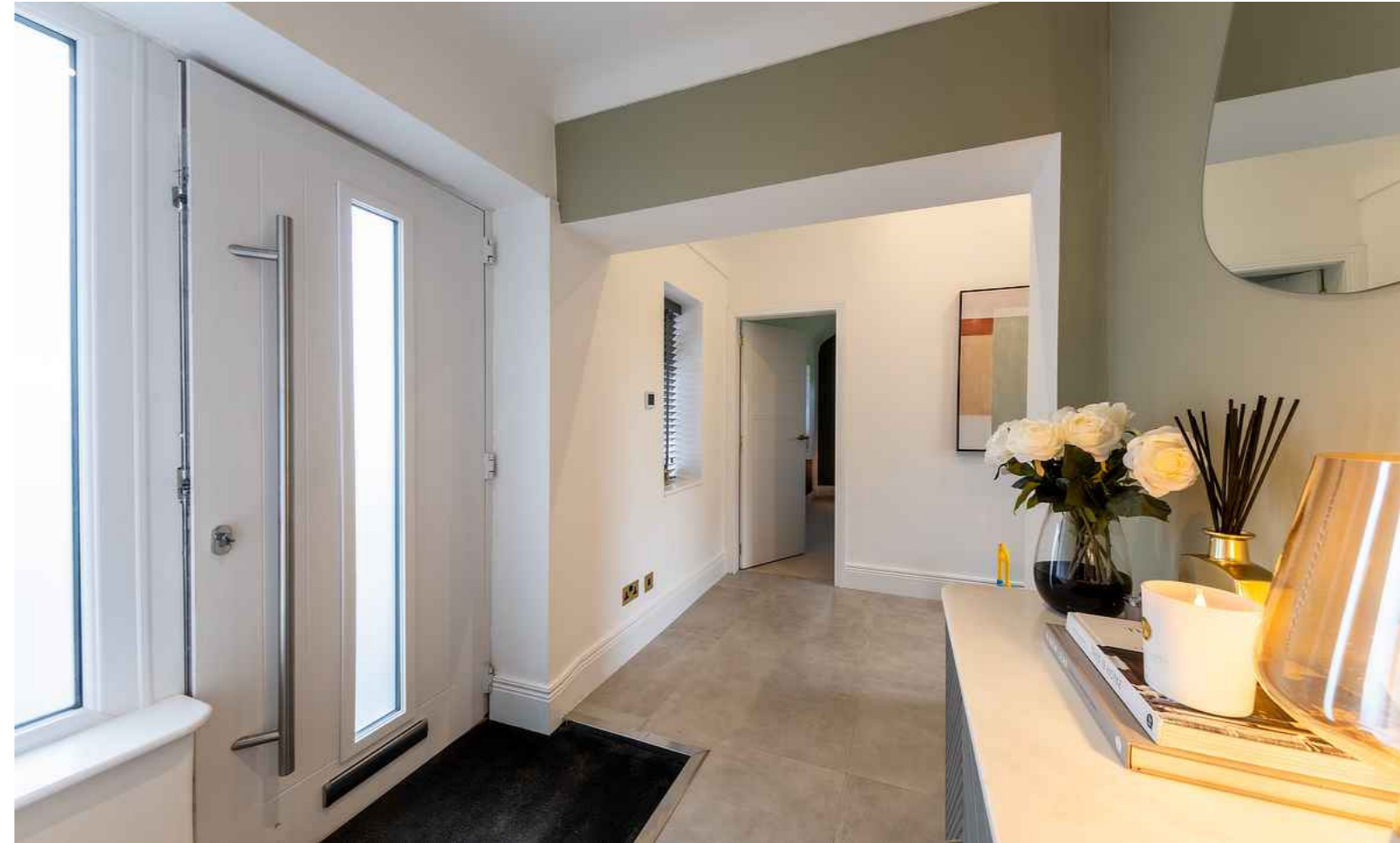














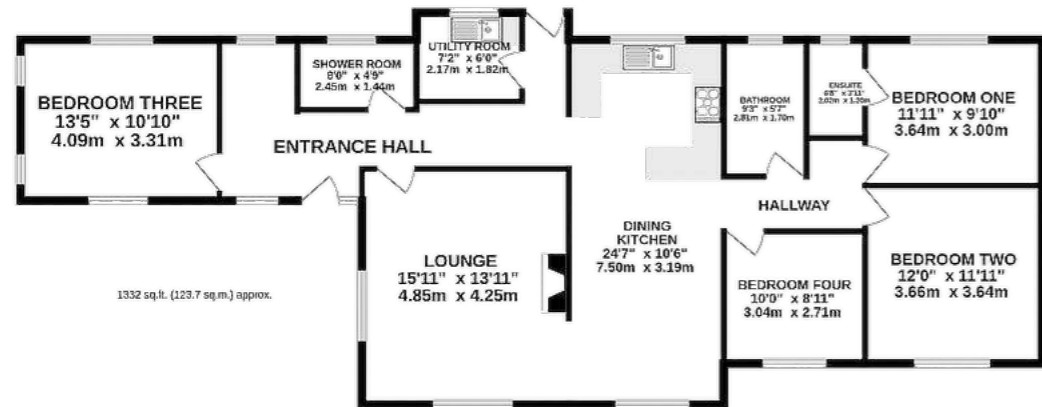












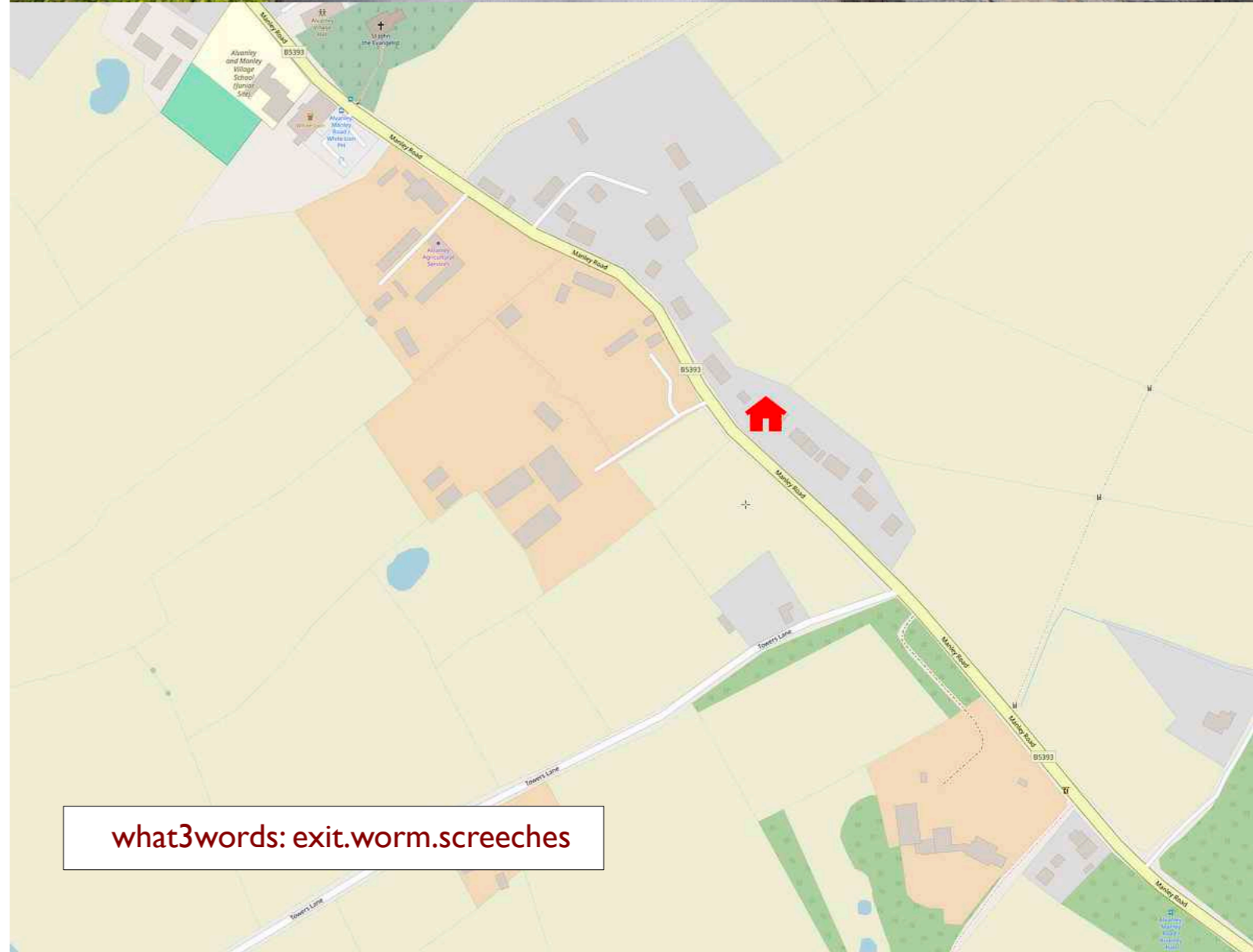
1332 sq.ft. (123.7 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.

TOTAL FLOOR AREA : 1658 sq.ft. (154.0 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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TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band F.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

what3words: exit.worm.screeches



Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting approach

EXCLUSIVE LISTINGS

An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.

to the property market meeting the personal needs of our clients.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marketing ability.

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.

LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.

PROPERTY MANAGEMENT

With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than
30,000
viewings arranged

£600 MILLION
worth of property sold

on average
99.1%
of asking price achieved

OVER 7,000 OFFERS





**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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