

3 Bed Detached In St. Boniface Close Bunbury, Cheshire, CW6 9YR £225,000





SHORT DESCRIPTION

Property Ref: 15665 We are pleased to present an exceptional Detached located at St. Boniface Close, Bunbury, Cheshire, CW6. This wonderful residence boasts 3 bedrooms, 2 bathrooms, and 1 living room, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with the convenience of a Front Garden, Rear Garden, and two allocated parking spaces. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. In one of the most desirable villages in Cheshire, with a highly regarded primary school, Health Center, local shops and businesses, access to open fields, local walks, local bus service, and historic sites nearby On a small development of only 15 houses, open aspect to the front, large landscaped garden, and parking for two vehicles. Note - With the Potential to purchase 100 % ownership Property Type: Detached House Full selling price: £450000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 50% Share price: £225000.00 Monthly rent based on 50% share: £471.54 Remaining lease (In Years): 988 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £690.72 Council tax band: E EPC rating: C Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied

3

Bed Room(s)

2

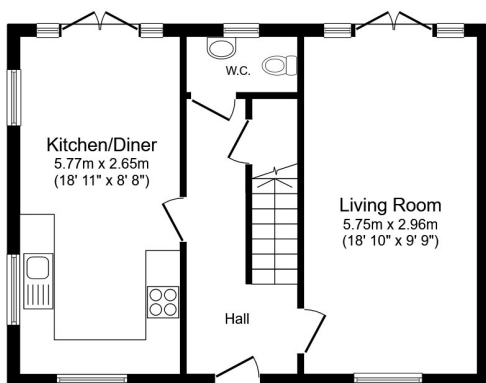
Bath Room(s)

1

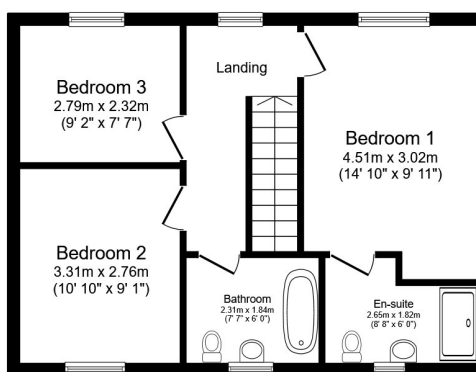
Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Ground Floor



First Floor

Total floor area 93.4 sq.m. (1,006 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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