

41 Westage Lane
Great Budworth



Stuart
Rushton
& COMPANY

Nestled within the picturesque landscape of the charming village of Great Budworth, this detached three-bedroom, two-bathroom bungalow offers a tranquil retreat with captivating views.

Surrounded by natural beauty and stunning thatched cottages, the property boasts a lovely blend of accommodation both inside and out, ideal for those looking to downsize.

Inside, the accommodation totals to around 1500 square feet and includes spacious living areas that flow effortlessly, adorned with large windows inviting ample natural light and framing the breathtaking vistas outside. The open-plan layout creates a welcoming atmosphere, perfect for both relaxation and entertaining, whilst providing plenty of space for a selection of large furniture. The dining kitchen has been recently upgraded, finished with integrated 'Neff' appliances and stone work surfaces.

The well-appointed bedrooms provide cozy sanctuaries, or perhaps additional reception rooms, including a particularly large principal bedroom with a selection of modern fitted furniture and a recently upgraded ensuite shower room featuring a walk-in shower, contemporary fixtures and serene ambiance.





Outside, a nice-sized garden awaits, boasting a variety of mature plants and shrubs, a serene space to unwind and revel in the stunning scenery. There is an additional courtyard garden, accessed from the living room, which is ideal for the evening sunshine. The frontage has been laid with block paving and provides parking for two or three vehicles and provides access, via an electric shutter door, into the double garage.

Whether enjoying the tranquility indoors or soaking in the beauty of the outdoors, this bungalow presents an idyllic haven for those seeking a bungalow providing well-appointed and generously proportioned accommodation, within a beautiful setting.

The village lies within convenient reach of Northwich (3 miles), Knutsford (6½ miles) and Warrington (9 miles) Chester (24 miles) Liverpool (25 miles). There is an access point to the M6 motorway at Tabley, some 4½ miles away, and the M56 motorway at Stretton is 4 miles distant. Manchester International Airport is within a 20 minute drive and Manchester city centre itself is readily accessible by either car or via the Metro link from Altrincham.



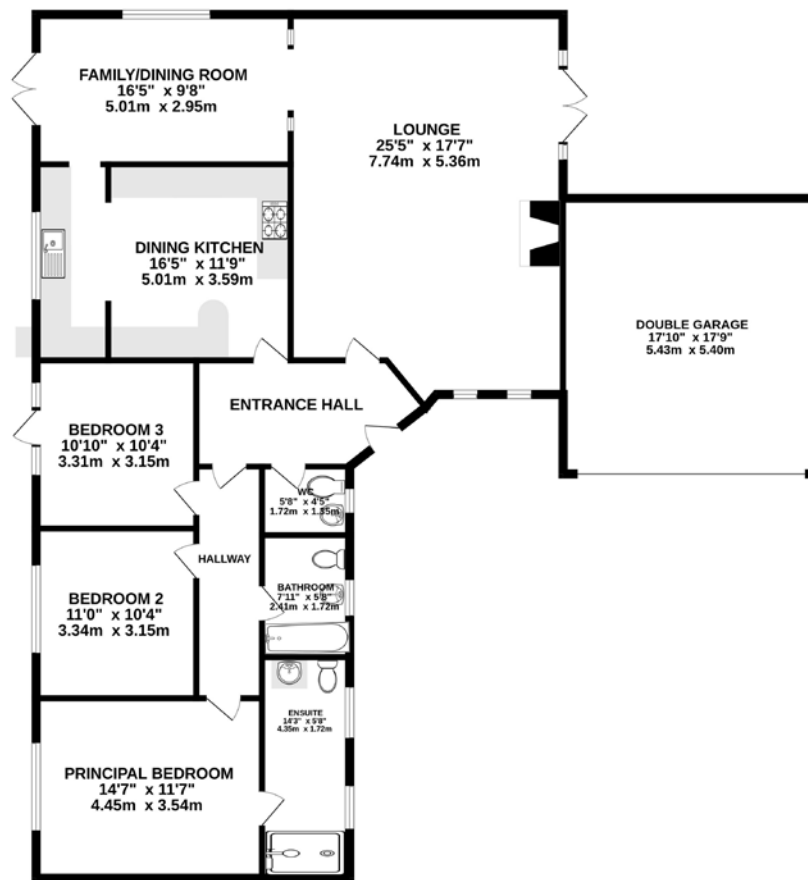
41 Westage Lane Great Budworth Cheshire CW9 6HJ

Price: £739,950
 Tenure: Freehold
 Local Auth: Cheshire East
 Council Tax Band: G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	80
(81-91)	B	
(69-80)	C	
(54-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		



1768 sq.ft. (164.2 sq.m.) approx.



TOTAL FLOOR AREA: 1768 sq.ft. (164.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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