



Small Business park and residence, Althorne CM3 6DT To view this property call
£1,900,000 01621 734300

SJ WARREN
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The accommodation comprises

A SUPERB OPPORTUNITY TO OWN WREKIN SMALL BUSINESS PARK. THE SALE OFFERS A SUPERB FOUR BEDROOM DETACHED BUNGALOW.

Offering a wealth of accommodation, on a fantastic plot of approximately one acre.

The four units are currently tenanted and the lease and rents are available from the agent, in addition there are also further storage buildings and space.

PLEASE refer to the ariel shots and site layout for reference.

Storm Porch

Storm porch with down lighting to the main entrance door.

entrance hall

Large L shaped hallway to all rooms, loft access, wood effect laminate flooring running throughout and down lighting. Two radiators, double cloaks cupboards, single cupboard with the pressurised water tank and a double glazed window to the front.

Lounge

25'7" x 14'2" reduc to 9'8"

This is a lovely size room made all the more cosier by a cast iron wood burner which is open to both the lounge and dining room. Television point, Double glazed window and double glazed French doors overlooking the rear garden and open to the dining room one end and the summer room the opposite side.

kitchen/breakfast room

19'5" x 14'2"

The kitchen is open to the dining room and this modern style living works particularly well. The kitchen has a range of cream eye level units with back tiling and incorporating two single display cabinets. Matching base units and drawers with granite work surfaces over and a wooden chopping block, inset one and a half sink, space for an electric range with above extractor. Plumbing for washing machine and dish washer, space for fridge/freezer, down lighting, space for a breakfast table, double glazed French doors and window overlooking the rear garden and radiator.

Dining room

16'0" max x 9'8"

As you can see all the rooms are really generous sizes and this is a great space to entertain or enjoy family meals. Made all the nicer with the double sided opening with the wood burner and double glazed window overlooking the rear garden.

Garden room

Open to the lounge and again overlooking the gardens, double glazed with a velux style ceiling window and radiator.

Principle bedroom en-suite

16'7" x 16'7"

Super size room bright and airy from the double glazed windows to the front and rear overlooking the garden. Double built in wardrobes to one wall, two radiators and door to the en-suite.

Tiled flooring and walls, walk in shower cubicle, hand wash basin, close coupled w/c and down lighting. Expel air, chrome heated towel rail and a double glazed window to the rear.

Bedroom two

17'8" x 9'8"

As we have mentioned all the bedrooms are very good size double rooms. Double glazed window to the front and radiator.

Bedroom three

10'9" x 10'5"

Double glazed window to the rear and radiator.

Bedroom four

12'7" x 9'8"

Double built in wardrobe to one wall, radiator and a double glazed window to the front.

Bathroom

Tiled flooring and walls, panelled bath with taps/shower attachment, hand wash basin with vanity surround and drawers below. Walk in shower cubicle with rain and hand held showers, w/c with built in cistern, down lighting, expel air, chrome towel rail and a double glazed window to the rear.

Garden/ plot

approx one acre

The property is approached to the front via a double gated entrance, leading to the drive and parking.

There is bags of parking space for a multitude of vehicles and also a side gate giving vehicle access to the rear garden.

PLEASE pay particular attention to the ariel shots and photography/video tour to fully appreciate the seclusion and plot size.

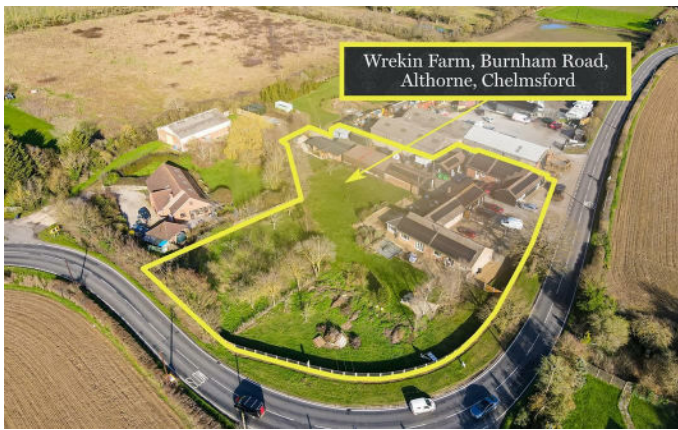
The property commences with a substantial patio area which extends and wraps around the bungalow, with an additional seating area and shrubbery/border, offering a fantastic space to entertain. In addition to this from the patio is a path to a hot tub area and the main lawn, again this wraps around the property with an array of established trees (some fruit)shrubs and plants, offering a secluded sunny aspect to enjoy.

The boundaries are close board fenced and within the plot is a good size office /cabin with rooms of which we have listed and photographed.

office/ cabin

This has a garden area to the front and to the side a bbq area and veranda.

Internally a good size entrance hallway, leading to an open plan kitchen and lounge 18'6 x 12'9. Bedroom 12'6 x 9'3. Bedroom 12'6 x 9'2. Bathroom.



Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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