

1 Oakfield Terrace

Childer Thornton, Cheshire, CH66 7NY

Rostons
LAND & PROPERTY SPECIALISTS

01829 773000 | www.rostons.co.uk

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Offers Over - £350,000

A rare opportunity to purchase a three-bedroom end terraced house accompanied by approximately three acres of land. Offered for sale with no onward chain, the property provides excellent scope for improvement and comprises, two reception rooms, kitchen, three bedrooms, ground floor bathroom and a first-floor bathroom.

In addition to the land, the home benefits from a private garden, an enclosed yard, off road parking and a range of sheds/former stables.

LOCATION

Childer Thornton is a charming semi-rural village that blends countryside calm with superb connectivity. The area retains a strong village identity, characterised by leafy surroundings, established homes, and a friendly community atmosphere. Childer Thornton offers an appealing mix of greenery and convenience. The village is known for its unspoilt setting, with the nearby M53 helping divert busy traffic away from the heart of the village, preserving its quiet, relaxed feel.

Despite its peaceful feel, Childer Thornton is exceptionally well-connected. The A41 runs through the village, offering direct routes to Chester, Birkenhead, and the wider region. The nearby M53 motorway provides swift access to Liverpool and the national motorway network. Rail travel is available via Hooton Station, just moments away, offering regular services across Merseyside and Cheshire.

Childer Thonrton is located within easy reach of comprehensive amenities such as Cheshire Oaks and Ellesmere Port, together with the neighbouring village of Willaston and the market town of Neston affording two supermarkets, boutique shops and popular public houses.













ACCOMMODATION
Approached via a town garden frontage leading to the front entrance porch.

ENTRANCE PORCH
Inner door through to the entrance hall.

ENTRANCE HALL
Stairs to the first floor landing with a useful storage cupboard beneath, radiator.

LOUNGE
Double glazed bay window to front, two double glazed windows to side, tiled fireplace, radiator.







DINING ROOM
French doors to rear porch, radiator.

BREAKFAST KITCHEN
Wall, base and drawer units, single drainer sink unit, electric cooker, plumbing point for a washing machine, gas central heating boiler, window to side, window and door leading to the rear porch, door to ground floor bathroom.

BATHROOM/FORMER OUTHOUSE
Panel bath, electric shower, W.C and wash hand basin, skylight, tiled flooring, door to rear yard.

FIRST FLOOR

BEDROOM 1
Two double glazed windows to front, decorative fireplace, fitted cupboard with shelving, radiator.

BEDROOM 2
Double glazed window to rear, radiator.

BEDROOM 3
Double glazed window to rear.

BATHROOM
Panel bath, W.C and wash hand basin, airing cupboard, radiator, double glazed window.

OUTSIDE
Town garden frontage, off road parking accessed via the side of the house to the rear where there is also a large shed.

GARDEN
Private garden to rear.

OUTBUILDINGS
Selection of sheds and former stables.

LAND
Extending to approximately 3 acres plus private garden.

SERVICES
Mains electric, water, drainage.

COUNCIL TAX
Band C

EPC
D













DIRECTIONS
Sat Nav CH66 7NY

APPROXIMATE DISTANCES
Hooton Train Station - 0.4 miles
Manchester Airport - 5.5 miles
Liverpool Airport - 26.8 miles

AML REGULATIONS
In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.

VIEWINGS
Please contact Rostons Agency Team on 01829 773000. All viewings must be made in advance.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

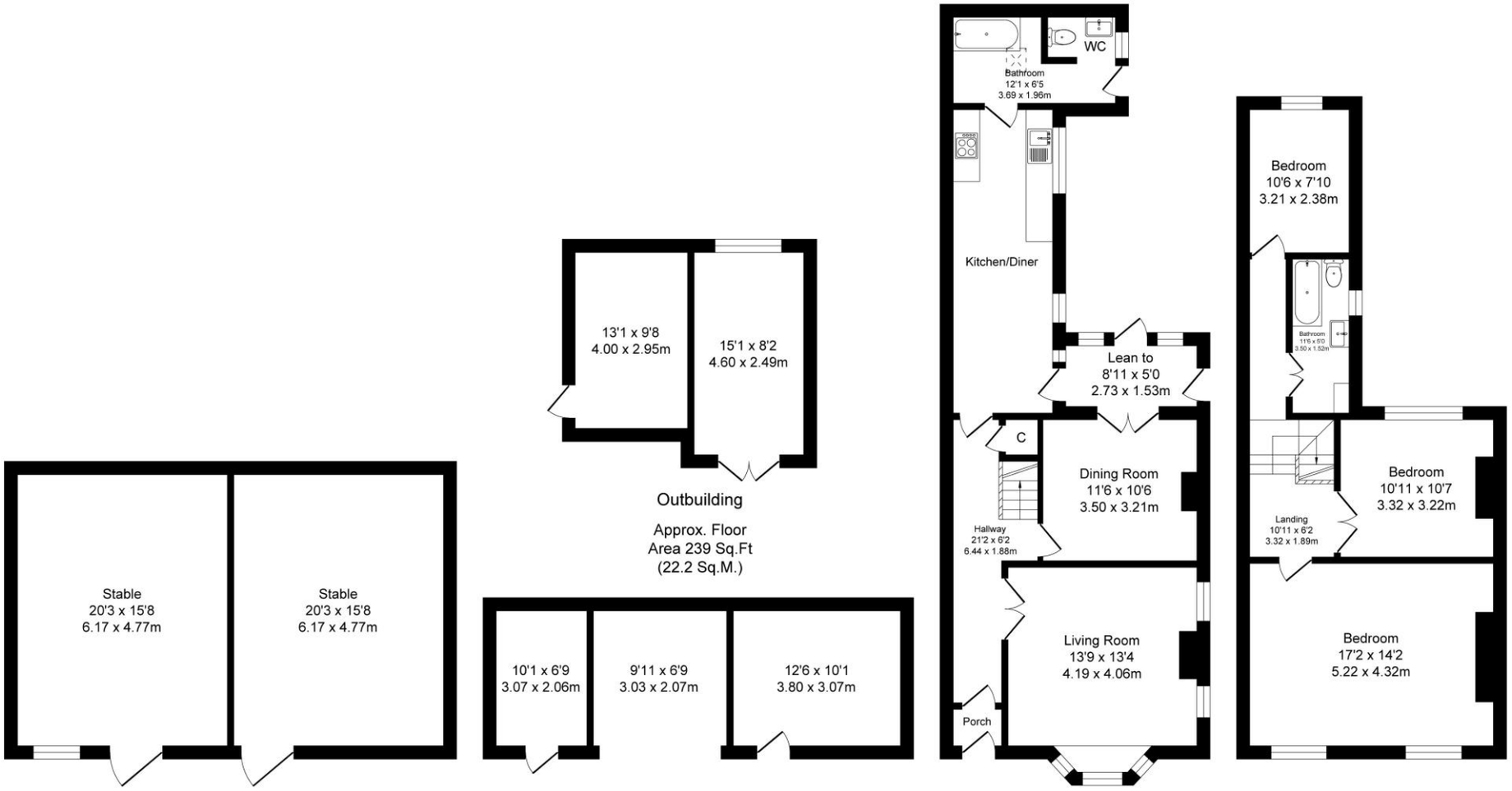




Oakfield Terrace, Childer Thornton

Total Approx. Floor Area 2505 Sq.ft. (232.6 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Outbuilding

Approx. Floor
Area 643 Sq.Ft
(59.7 Sq.M.)

Outbuilding

Approx. Floor
Area 239 Sq.Ft
(22.2 Sq.M.)

Outbuilding

Approx. Floor
Area 304 Sq.Ft
(28.2 Sq.M.)

Ground Floor

Approx. Floor
Area 705 Sq.Ft
(65.5 Sq.M.)

First Floor

Approx. Floor
Area 614 Sq.Ft
(57.0 Sq.M.)

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