

CHANGING HOME



Kynaston Drive | Saltney Ferry | Chester | CH4 0AS £160,000

A recently refurbished and very well appointed 2 bedroom semi detached home. Ample parking and large rear garden.

Hall, lounge/diner, kitchen, utility/cloakroom and store. 2 bedrooms and bathroom. UPVC double glazed. NO ONWARD CHAIN. Ideal for a first time buyer or investor. EARLY VIEWING ADVISED.

Property Description

LOCATION

The property is set within Saltney Ferry a short drive from Airbus, Broughton Retail Park and A55. There are local shops within a short walk and on Saltney High Street. Both primary and secondary schools are close by.

HALL

Accessed via a partly glazed UPVC front door and with a radiator and frosted UPVC double glazed window.

LOUNGE/DINER

16' 8" x 10' 10" (5.08m x 3.3m) With 2 radiators and 2 UPVC double glazed windows. Stove effect gas fire and picture rail.

KITCHEN

10' 0" x 9' 3" (3.05m x 2.82m) A recently installed fitted kitchen with a range of fitted floor and wall units together with a island unit. Electric hob and oven. Integral dishwasher. Radiator and UPVC double glazed window.

UTILITY ROOM/CLOAKROOM

With fitted floor and wall units. Space for a washing machine. A white suite of a WC and wash hand basin. Wall mounted Worcester combi boiler. Radiator and frosted UPVC double glazed window.

STORE/PANTRY

With space for a fridge/freezer. Shelves and a frosted UPVC double glazed window.

LANDING

With loft access.

BEDROOM 1

14' 4" x 9' 4" (4.37m x 2.84m) With fitted wardrobes and a built in cupboard. 2 UPVC double glazed windows. Radiator.



BEDROOM 2

10' 0" x 10' 11" (3.05m x 3.33m) With a built in cupboard, radiator and UPVC double glazed window.

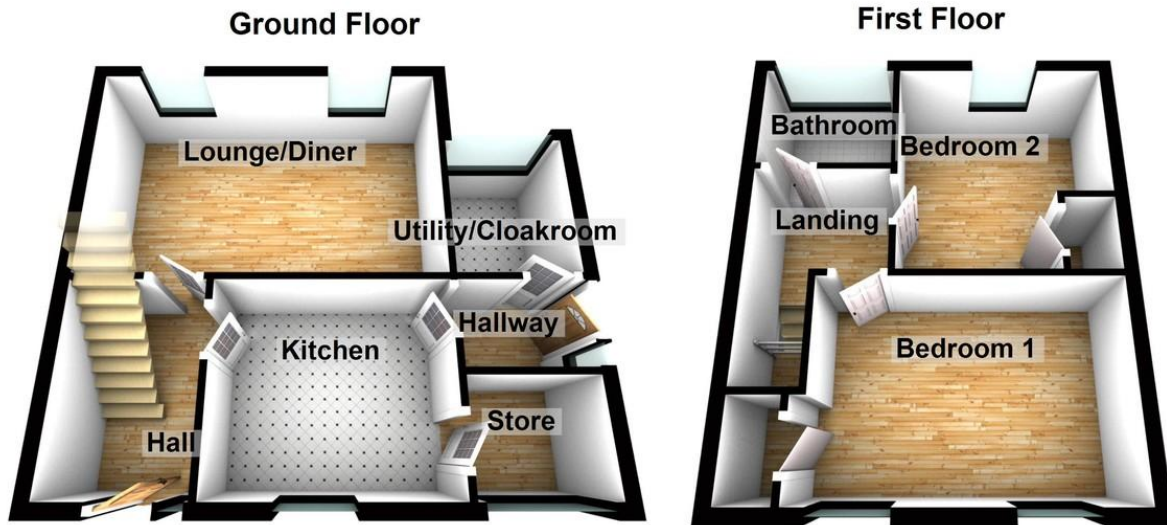
BATHROOM

6' 6" x 5' 5" (1.98m x 1.65m) With an attractive white suite of a WC, wash hand basin and tiled shower cubicle. Radiator and frosted UPVC double glazed window.

OUTSIDE

To the front is a block paved drive to provide ample parking, gravel area well neat well stocked borders. A gate leads to the back garden via a block paved path. The rear garden has hedges, a large patio and a gravel area with plants, shrubs and flowers.





for illustration only not to scale
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

Contact Details

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements