

HUMPHREYS

ESTATE & LETTING AGENTS



10 FORGE WAY,
CHESTER, CH4 7NN

Asking Price Of £295,000

3 BEDS | 2 BATHS | 1 LIVING

SALES

e: chestersales@humphreysofchester.co.uk

t: 01244 401100

WWW.HUMPHREYSOFCHESTER.CO.UK



BRIEF DESCRIPTION

Offering ready to move into accommodation and with more than meets the initial eye this three bedroom detached home offers versatile accommodation set across two floors.

Within walking distance to Chester City Centre and whilst in catchment for good local schooling this home is ideally placed for local amenities.

Once inside you will find an entrance hall leading through to a kitchen diner which is lovely modern appointment and has French doors to the rear garden. A good sized living area sits across from the kitchen and has a window overlooking the side garden. A shower/utility area completes the ground floor.

Upstairs you will find three bedrooms of a good size as well as a family bathroom with three piece suite.

Please note that the property has an insulated loft with access via a pull down ladder.

The outdoor space is really what makes this home excel. Situated on a corner plot with wrap around gardens the space enjoys excellent privacy whilst also having a sunny aspect, with a south facing garden.

You will also find a driveway to the front of the property as well as a separate driveway and garage to the rear.



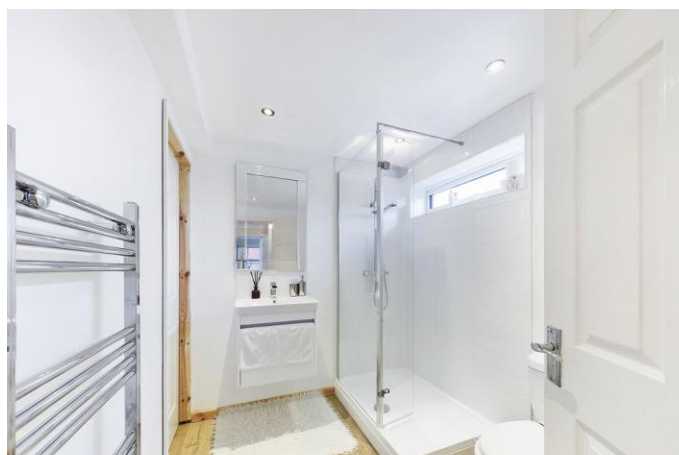
For those potentially wanting for more ground floor space in the future, time is remaining on an approved planning permission for an extension off the current kitchen area. More information can be found on the Cheshire West planning portal.

This home ticks so many boxes and would make a perfect family home.

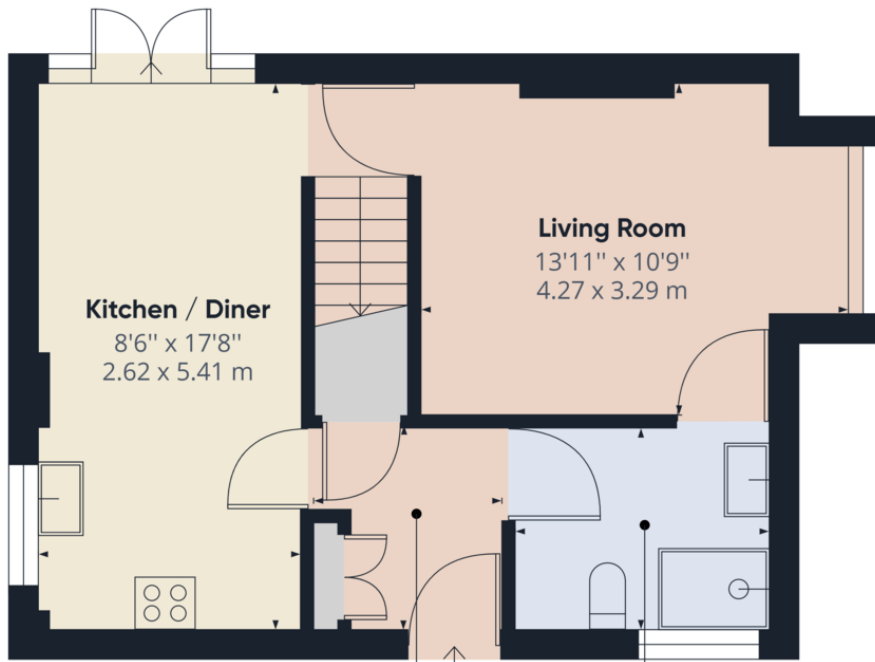
LAYOUT AND DIMENSIONS

Please refer to the floorplan

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.







Hallway
5'10" x 6'3"
1.79 x 1.91 m

Shower Room
8'2" x 6'8"
2.50 x 2.04 m

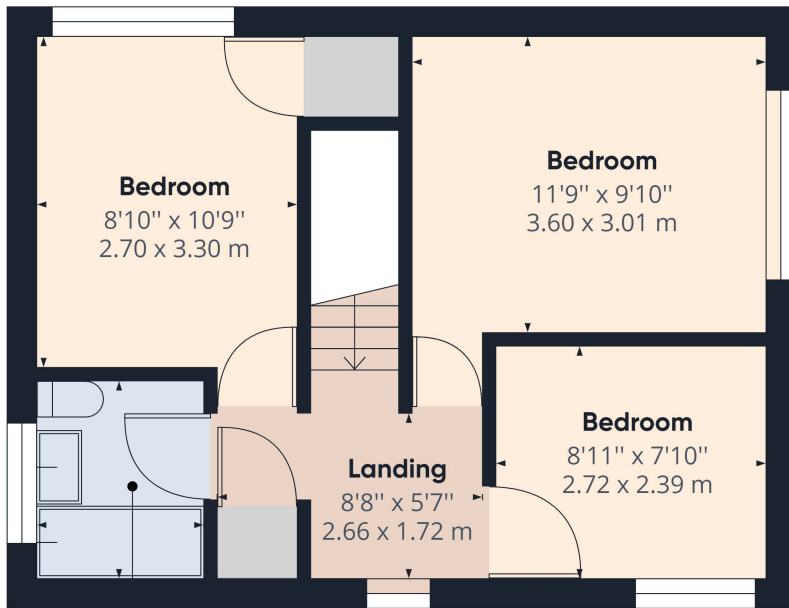
Ground Floor

Approximate total area⁽¹⁾
426.14 ft²
39.59 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Bathroom
5'7" x 6'8"
1.72 x 2.04 m

Floor 1

Approximate total area⁽¹⁾
396.35 ft²
36.82 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D		



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