

# CHANGING HOME



**Tegid Way | Saltney | Chester | CH4 8QR**

**£220,000**

A well presented three bedroom 1970s mid-terrace home excellently located to the south west of Chester. Being sold with NO ONWARD CHAIN, this property would be ideal for a first time or investor. Gas central heating, newly fitted conservatory, Integral garage, driveway parking for two cars and enclosed rear garden. Viewing a must!

# Property Description

## LOCATION

The property is set on the edge of Saltney & south west of Chester. Morrisons Superstore is a short walk away. Access to Airbus, Broughton Retail Park, A55 and Chester Business Park is simple. Chester City Centre is a short drive away.



## HALLWAY

Access through UPVC double glazed front door, wood effect laminate flooring, coved ceiling, cloaks area with under stair storage.

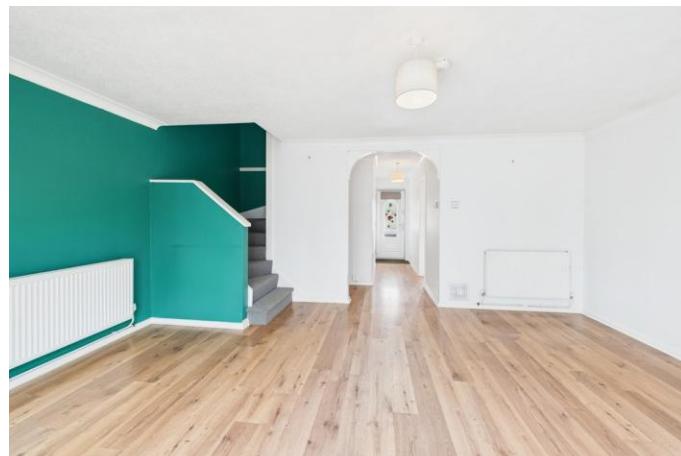


## KITCHEN

9' 11" x 5' 5" (3.02m x 1.65m) UPVC double glazed window, tile effect splashbacks, stainless steel sink and drainer with mixer tap, four ring gas fitted hob with extractor fan over, undercounter electric oven, integrated fridge, plumbing for washing machine, cushioned flooring.

## LIVING/DINING AREA

17' 1" x 12' 2" (5.21m x 3.71m) UPVC double glazed window, sliding patio doors leading to conservatory, coved ceiling, TV point, Two Radiators, Wood laminate effect flooring, carpeted stairs leading to the first floor.



## CONSERVATORY

13' 9" x 7' 10" (4.19m x 2.39m) Recently installed conservatory with wall lights, UPVC french doors leading to rear garden.

## LANDING

Access to the loftspace, airing cupboard with wall mounted gas central heating boiler.



## BEDROOM ONE

12' 5" x 10' 8" (3.78m x 3.25m) UPVC double glazed window, radiator, TV point.

## BEDROOM TWO

11' 4" x 9' 4" (3.45m x 2.84m) UPVC double glazed window & radiator.

### **BEDROOM THREE**

12' 5" x 6' 2" (3.78m x 1.88m) UPVC double glazed window & radiator.

### **BATHROOM**

8' 3" x 5' 4" (2.51m x 1.63m) white bath suite, WC, hand basin, wall mounted electric shower, radiator, tiled walls & UPVC double glazed frosted window.



### **INTEGRAL GARAGE**

16' 6" x 7' 10" (5.03m x 2.39m) Up & over secure door, power and lighting.



### **GARDEN**

Enclosed garden with lawn, paved patio area, plants/shrubbery and timber fencing.

### **PARKING**

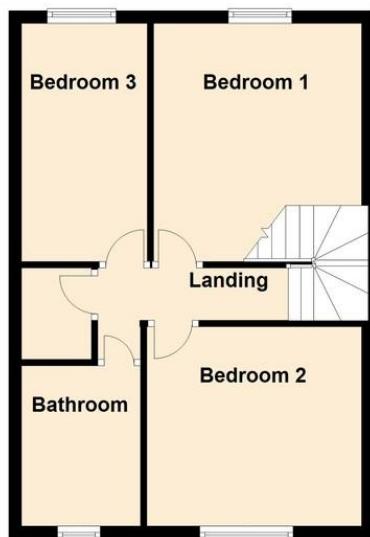
Paved driveway with parking for two cars.



### Ground Floor



### First Floor



for illustration only not to scale  
Plan produced using PlanUp.

### Tenure

Freehold

### Council Tax Band

D

### Viewing Arrangements

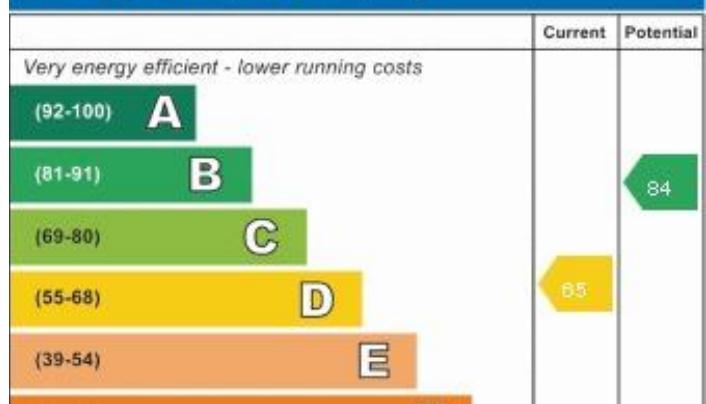
If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

### Contact Details

40 Lower Bridge Street  
Chester  
Cheshire  
CH1 1RS

[www.changing-home.co.uk](http://www.changing-home.co.uk)  
jeremy@changing-home.co.uk  
01244 345664

### Energy Efficiency Rating



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